

# REGULAR MEETING NOTICE

---

## LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY (4:00 P.M.)

**August 14, 2023**

**Cleveland Room at Desk Chair  
201 East 4<sup>th</sup> Street in Downtown**

---

*The Loveland Downtown Partnership and Downtown Development Authority are 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 LDP-DDA will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act.*

*For more information, please call our offices at 970.699.2856.*

---

**Agenda**  
**Loveland Downtown Development Authority (DDA)**  
**Regular Meeting**  
**Monday, August 14, 2023 4:00 pm**

**Cleveland Room at Desk Chair**  
**201 East 4<sup>th</sup> Street**

---

**4:00 pm**

1. **Call to Order**
2. **Roll Call**

**4:05 pm**

3. **Public Comment** (individual introductions / comments are limited to 3 minutes)

**4:10 pm**

4. **Approval of Minutes**

*"I move to approve (deny) the minutes of the Regular Meeting of July 10, 2023"*

**4:15**

5. **Presentation & Discussion / Action Items**

- Executive Director Update –320 N. Lincoln Avenue, 127-133 West 4<sup>th</sup> Street, Line of Credit IGA
- Restaurant Conversion Grant
- Fire Line Grant Update – 120 East 4<sup>th</sup> Street

*"I move to approve (deny) an amendment to a Fire Line Grant award of \$25,000 to River Redevelopment, LLC for 120 East 4<sup>th</sup> Street and adjust the award amount up to \$37,800 upon approval of the City of Loveland"*

- 404 East 3<sup>rd</sup> Street Term Sheet

*"I move to approve (deny) the 404 East 3<sup>rd</sup> Street project designs and associated Term Sheet, and direct the Executive Director, in consultation with DDA legal counsel, to negotiate a development agreement with the developer consistent with the Term Sheet."*

- Thompson Park Conceptual Design

*"I move to approve (deny) a grant to the City in the maximum amount of \$25,525 for preparation of conceptual designs for Thompson Park; authorize the executive director, in consultation with DDA legal counsel, to approve the form of an intergovernmental agreement with the City regarding the grant of such funds; and authorize the board chair to sign such agreement."*

- HIP Streets Presentation and Resolution DDA-2023-03, A Resolution of the Board of Directors of the Loveland Downtown Development Authority Expressing Support for the Heart Improvement Program (HIP Streets) – 4<sup>th</sup> Street Improvement Project and a Contribution of Funds Therefor

“I move to approve (deny) Resolution DDA-2023-03.”

**5:30 pm**

**6. City Council Report**

- Fogle, Olson - City Council

**5:45 pm**

**7. Adjourn**

**Meeting Minutes**  
**Loveland Downtown Development Authority (DDA)**  
**Regular Meeting**  
**Monday, July 10, 2023 4:00 pm**

**Cleveland Room at Desk Chair**  
**201 East 4<sup>th</sup> Street**

---

**4:00 pm**

1. **Call to Order** – Chair Steele Jr called the meeting to order at 4:00 p.m.

**Roll Call** Steele, Waneka, Bernhardt, Patterson, Fellure- absent, Wyrick, Gressianu, Loomis, Fogle. Also in attendance: Steve Olson, Megan Greisel, Brett Limbaugh, Marian Duran, Chief Doran, Bob Coleman, Bill Becker, Lisa Levilee, Scott Schorling, Robert Dehn, Jill Burrell.

**4:05 pm**

2. **Public Comment** (individual introductions / comments are limited to 3 minutes)

There were no public comments presented

**4:10 pm**

3. **Approval of Minutes**

Wyrick moved to approve the minutes of the Regular Meeting of June 12, 2023. Fogle seconded the motion which passed unanimously.

**4:15**

4. **Presentation & Discussion / Action Items**

- Executive Director Update – Hawkins updated the board on the following developments:
  - 477 Distilling has signed their lease on 5<sup>th</sup> street in the former Top Hat location.
  - LFRA has signed off on the fire suppression system in the Loveland Steam Laundry Building. Payment will follow soon.
  - The 4<sup>th</sup> and Garfield project has broken ground.
  - HIP Street Presentation – City staff and consultants will be at the August 14 DDA meeting to present the concepts for the project.
  - 404 East 3<sup>rd</sup> Street – Hawkins is hopeful to present a term sheet for the project at the August 14<sup>th</sup> meeting
- Approval of local match for Revitalizing Main Streets Program Grant for 3<sup>rd</sup> Lincoln / 3<sup>rd</sup> /Cleveland Crosswalk Program.

Hawkins updated the board on the status of the design of the crosswalks for 3<sup>rd</sup> and Lincoln and 3<sup>rd</sup> and Cleveland. Russell Mills Studios will complete the design work by August 11<sup>th</sup>. Hawkins would like to apply for the Revitalizing Main Streets Grant to fund the construction work on the project. The grant is due on July 27<sup>th</sup> and the next round is September 27<sup>th</sup>. The grant could award up to \$250,000 with a 10% local match. Hawkins suggested that we approve up to \$50,000 in funds for the crosswalk but the final amount could be \$25,000. He wasn't sure as of the meeting date if the extra local match would make our project score higher.

Patterson motion approved up to \$50,000 local match for the Revitalizing Main Streets grant program. Fogle seconded the motion which passed unanimously.

- Thompson Park Conceptual Redesign Partnership with Parks and Recreation Department

Hawkins spoke about conversations he has had with the Loveland Parks and Recreation staff about the unworkable and unusable conditions in the “pocket park” at 4<sup>th</sup> Street and Lincoln Avenue. Looking forward to the redesign of 4<sup>th</sup> Street, it make sense to update design options at the park to make the space usable for events, activities and the public. Hawkins said he would bring a proposal from a design firm to begin the process in partnership with the Parks and Recreation department.

- Loveland Police Department Presentation-

Chief Tim Doran updated the board on the new downtown deployment division and the new impact unit he has created to address issues in downtown Loveland. He took questions from the board and the audience.

- 3<sup>rd</sup> Phase Parking Discussion – City of Loveland Planning Staff

Details of the 3<sup>rd</sup> Phase of the Downtown Parking Study were presented by Marian Duran and Brett Limbaugh from Loveland Planning. The plan would be presented to the City Council in October. The plan calls for the creation of a parking division where parking planning and enforcement would be housed. Duran asked for comments from the DDA board to be presented to her by July 20<sup>th</sup>.

- Historic Loveland Business Improvement District & Next Steps

Hawkins reminded the board of the upcoming steps with the Loveland City Council to update the establishment ordinance of the Historic Loveland Business Improvement District to make the current DDA the BID Board of Directors. The item would be presented on August 1<sup>st</sup>. The DDA would meet on August 30<sup>th</sup> as the BID Board to call for a November election.

**5:15 pm**

**5. City Council Report**

- Fogle, Olson - City Council – Fogle updated the board on the Loitering and Panhandling Group that has met twice. In City legal’s hands currently to review possible solutions. Five Councilors attended City Municipal League conference in Denver.

**5:30 pm**

**6. Adjourn**

Fogle motioned to adjourn the meeting at 5:49. The motion was seconded by Bernhardt and passed unanimously.

# DOWNTOWN LOVELAND RETAIL OPPORTUNITY

**\$1,500,000**  
10,098 SF GLA | \$149/SF



**127-133 E. 4th Street**  
Loveland, Colorado



**127-133 E. 4th Street | Loveland, CO**  
**\$1,500,000 | \$149/SF | 10,098 GLSF**

LC Real Estate Group, in collaboration with The Group Inc. is pleased to present the rare opportunity to purchase this unique downtown Loveland asset for sale at 133 W. 4th Street in Loveland. This 10,098 SF property is located on the west end of the booming 4th Street corridor in proximity to many exciting retailers, restaurants, and breweries and is well positioned for an owner user or investor wanting to capitalize on the Downtown Loveland Revitalization currently underway. This one-of-a-kind property originally constructed in 1920, boasts a 1,389 square foot restaurant ready unit with an east facing patio and 4th street frontage; two high bay retail units consisting of 3,892 and 4,192 square feet including finished basement space; and a 625 SF brick outbuilding for ancillary storage or additional rental income. Each main level retail unit has beautiful wood floors, 14-foot vaulted ceilings with pressed tin detail, and rear overhead loading areas, perfect for many retail uses. The property sits on just under one quarter acre and has about 75 feet of retail store frontage along 4th Street which sees tons of local foot and vehicle traffic and sits directly across from one of the most popular downtown breweries, Loveland Aleworks. Although not on a historic registry, this property is located in the Loveland DDA district and qualifies for some generous incentives to help with façade improvements and updating infrastructure. The demographics within a 3-mile radius consist of a population over 60,000 with a median Household income of \$74,439, primarily made up of married couples and young professionals with high annual household spending, lending to robust retail target market within minutes of this exceptional property.



**Exclusively Marketed  
 For Sale By:**



**Rico Devlin**  
 Senior Partner | Senior Broker  
 (970) 413.1182  
 rico@lcrealestategroup.com



**Meagan Griesel**  
 Partner | Broker Associate  
 (970) 691.0056  
 mgriesel@thegroupinc.com

**Confidentiality Agreement & Offering Disclosure**  
 The information provided within this document has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness.



**DOWNTOWN LOVELAND RETAIL BUILDING**

127-133 4TH STREET  
LOVELAND, CO 80537







**DOWNTOWN LOVELAND RETAIL BUILDING**

127-133 4TH STREET  
LOVELAND, CO 80537

**PROPERTY OVERVIEW**

<b>Total Land</b>	0.24 Acres
<b>Building SF Breakdown</b>	Total Retail: 8,084 SF Restaurant: 1,389 SF Total Above Grade Retail: 6,053 SF Total Basement & Outbuilding: 4,045 SF
<b>Year of Construction</b>	1920
<b>Year of Remodel</b>	2009
<b>Property Type</b>	Commercial
<b>Built As</b>	Retail Store
<b>Zoning</b>	Downtown (DT)

**PROPERTY TAXES**

<b>Parcel #</b>	9513334009
<b>Legal</b>	LOTS 22 THRU 24, BLK 15
<b>Mill Levy</b>	82.160
<b>Assessed Value</b>	\$179,191
<b>Taxes (2023)</b>	\$14,722.34

**UTILITIES**

<b>Electric</b>	4 meters 240 AMPS each; c phase; # subpanels
<b>Water</b>	Three (3) 3/4 inch water taps (1 empty meter)

**WITHIN BOUNDRY DISTRICTS**

<b>Downtown URA</b>
<b>DDA - Downtown Zoning District</b>
<b>Enterprise Zone</b>
<b>General Improvement District #1</b>
<b>Historic Downtown Loveland (CEF exempt)</b>
<b>Historic Loveland BLD</b>
<b>Loveland DD</b>

## DOWNTOWN LOVELAND RETAIL BUILDING

127-133 4TH STREET  
LOVELAND, CO 80537



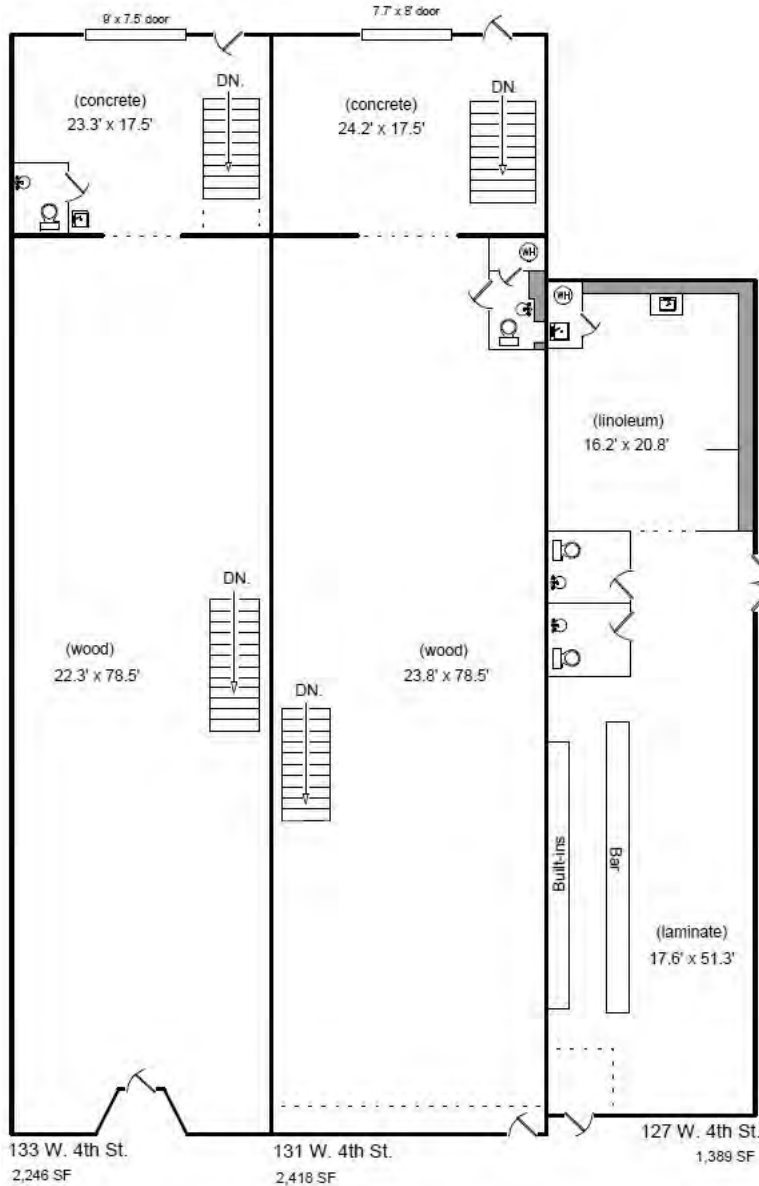
**127 - 133 W. 4th Street Loveland**  
(Interior SF not BOMA)

**Price \$ 1,500,000**

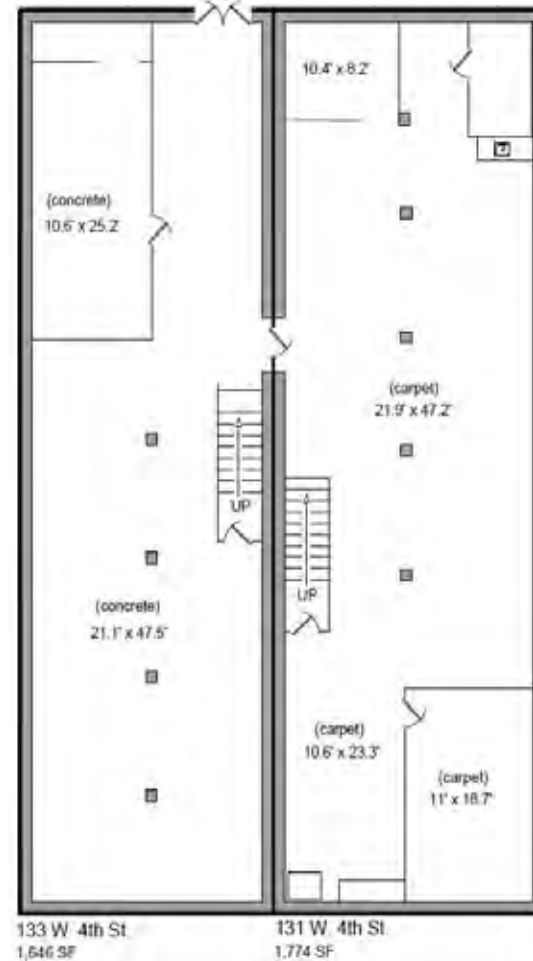
Unit	Square Feet	Basement SF	Total SF
133 W. 4th	2,246	1,646	3,892
131 W. 4th	2,418	1,774	4,192
127 W. 4th (Restaurant)	1,389		
Brick outbuilding		625	

	Totals	PPF
Above Grade Retail/Restaurant	6,053 \$	248
Total Above Grade	6,678 \$	225
Total Basement	3,420	
<b>Gross Leaseable Area</b>	<b>10,098 \$</b>	<b>149</b>

Above Grade



Basement



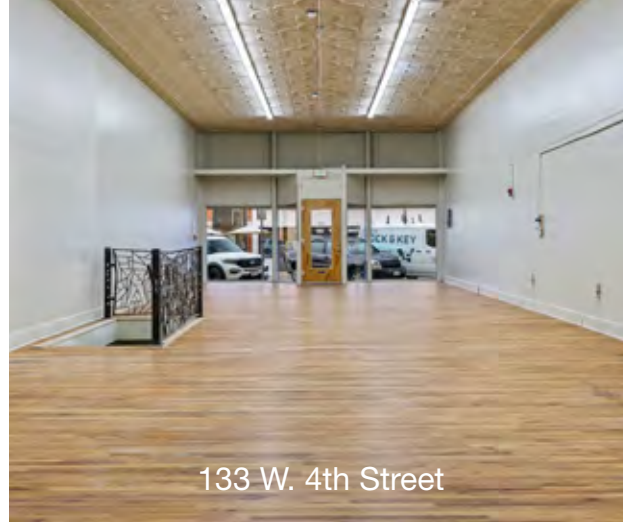
# PROPERTY PHOTOS



INTERIOR PHOTOS



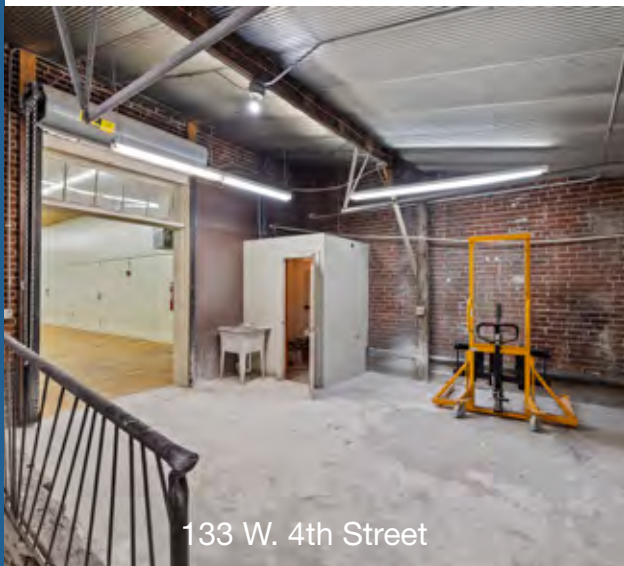
133 W. 4th Street



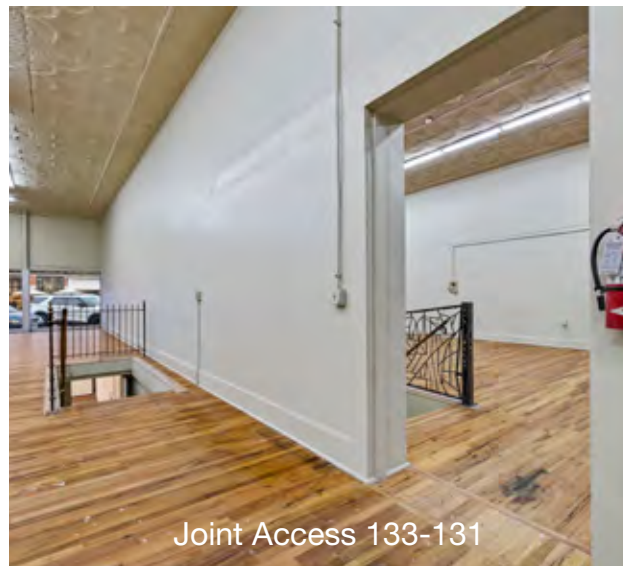
133 W. 4th Street



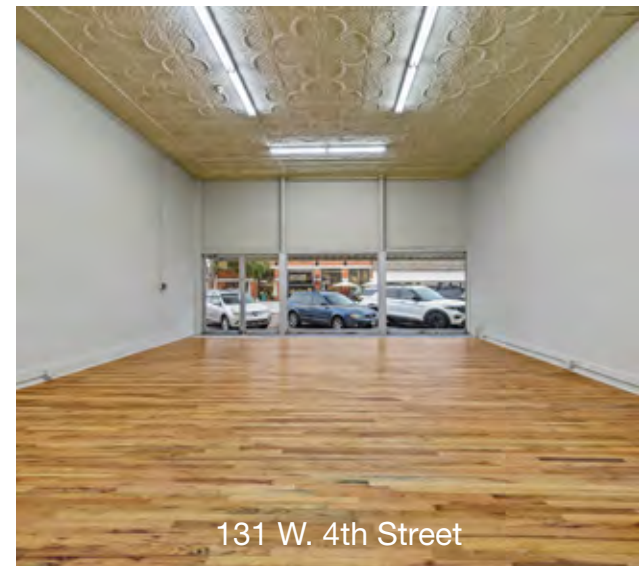
133 W. 4th Street



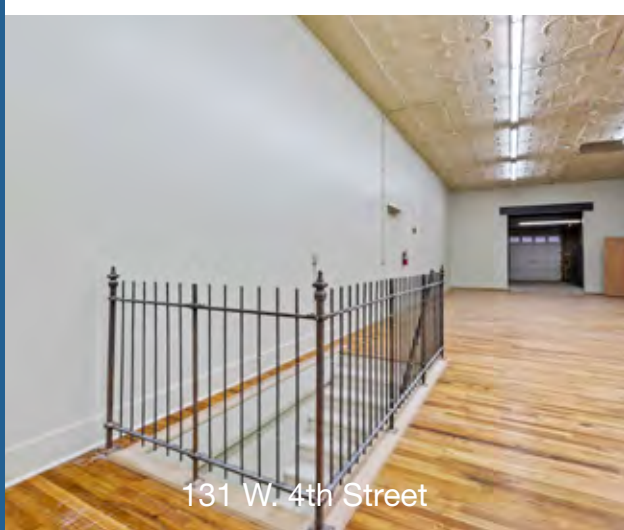
133 W. 4th Street



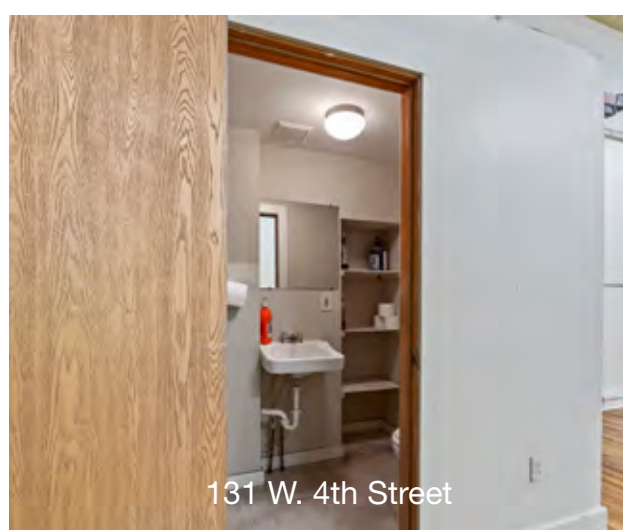
Joint Access 133-131



131 W. 4th Street



131 W. 4th Street



131 W. 4th Street



131 W. 4th Street

PROPERTY PHOTOS



127 W. 4th Street



127 W. 4th Street



127 W. 4th Street



133 W. 4th Street - basement



131 W. 4th Street - basement



131 W. 4th Street - basement



# DOWNTOWN DEVELOPMENTS

## DOWNTOWN LOVELAND RETAIL BUILDING

127-133 4TH STREET

1 **Patina Flats** - 155 unit premium designed apartments, ground level retail

2 **Lincoln Place Apts** - 300+ residential apartments. Walking distance to all downtown amenities

3 **Loveland Museum** - Renovation and addition of existing building with expansion into adjacent building

4 **Metrolux Dine-In Theater** - High-tech projection, 7 screens, reclining seats and restaurant/bar

5 **The Foundry** - Residential, parking building, commercial and retail spaces, and event courtyard

6 **Townplace Suites by Marriott** - New luxury 4-story hotel with 102 rooms and premium amenities





[LINK TO LOVELAND DOWNTOWN BUSINESS INCENTIVES](#)

**Downtown Events**

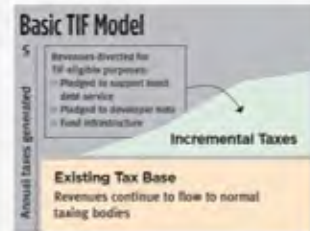
Located just on the edge of Downtown, there is access to Downtown events like Night on the Town, Kickoff to Summer at the Foundry, Blues & Cruise Car Show and Blues Music Festival and of course, the Corn Festival in the Fall.

[LINK TO LOVELAND DOWNTOWN EVENT CALENDAR](#)

For more information on the DDA and downtown happenings contact:

Shawn Hawkins  
 970-669-2856  
 Shawkins@lovelandpartnership.org

**DDA Programs**



TAX INCREMENT FINANCING



FACADE IMPROVEMENT PROGRAM



SMALL GRANT PROGRAM



FIRE SUPPRESSION PROGRAM



DOWNTOWN BEAUTIFICATION



AREA DEMOGRAPHICS

Demographics

133 W 4th St, Loveland, Colorado, 80537  
Ring of 1 mile



**INCOME**

**\$59,619**  
Median Household Income

**\$39,738**  
Per Capita Income

**\$70,841**  
Median Net Worth

**KEY FACTS**

**9,259**  
Population

**4,370**  
Households

**41.4**  
Median Age

**\$51,532**  
Median Disposable Income

**BUSINESS**

**900**  
Total Businesses

**7,077**  
Total Employees

**HOUSING**

**\$395,505**  
Median Home Value

**\$1,222**  
Median Contract Rent

**\$38,942,613**  
Average Spent on Mortgage & Basics

**Tapestry Segments**

<b>5C</b> Parks and Rec 1,539 households	<b>35.2%</b> of Households	▼
<b>11D</b> Set to Impress 1,001 households	<b>22.9%</b> of Households	▼
<b>8C</b> Bright Young Professionals 573 households	<b>13.1%</b> of Households	▼



**EMPLOYMENT**

**58.9%**  
White Collar

**25.3%**  
Blue Collar

**15.8%**  
Services

**5.8%**  
Unemployment Rate



## **CONTRACT WRITING INSTRUCTIONS**

<b>Seller</b>	Mayatek Real Estate Investments, LLC
<b>Property Address</b>	133 W. 4th Street Loveland, CO 80537
<b>Legal</b>	LOTS 22 THRU 24, BLK 15, LOV
<b>Title Company</b>	Canyon Title  Shawn Grimes  4532 McMurry Ave., Ste 140 Fort Collins, CO
<b>Earnest Money</b>	\$20,000 minimum

## **PRICING**

The Seller is offering 0.24 acres of land and 10,098 building for sale for \$1,500,000.

Seller shall review and respond to all offers as received.

**Offers are to be submitted to**  
**Rico Devlin: [rico@lcrealestategroup.com](mailto:rico@lcrealestategroup.com)**  
**Meagan Griesel: [mgriesel@thegroupinc.com](mailto:mgriesel@thegroupinc.com)**

# Downtown Loveland Retail

133 W. 4th Street

---

Loveland, Colorado

Exclusively Marketed For Sale By



**LCRealEstateGroup.com**

1712 Topaz Drive, Loveland, CO 80537



**TheGroup.com**

1401 W. 29th Street, Loveland, CO 80538



***Rico Devlin***

Senior Partner | Senior Broker  
(970) 413.1182  
rico@lcrealestategroup.com



***Meagan Griesel***

Partner | Broker Associate  
(970) 691.0056  
mgriesel@thegroupinc.com



## **Retail Conversion Grant Program**

The purpose of the Retail Conversion Grant Program is to reimburse retail storefront businesses for converting and upgrading previously non-retail properties in the Longmont Downtown Development Authority (LDDA) District to encourage additional retail development. Destination retail, craft, and culinary space businesses generating significant foot traffic that are consistent with the LDDA Master Plan of Development and the Advance Longmont Strategic Plan are required. The program will provide a grant up to 25% of eligible project costs (not to exceed \$22,500), from the LDDA and the Longmont Economic Development Partnership (LEDP) combined for qualifying improvements to qualified applicants. Grants are subject to LDDA and LEDP approval prior to project commencement. If the project work is completed prior to grant approval, the grant application is forfeited and ineligible for funding. This grant is a reimbursement with funds disbursed after the project has been completed, paid, inspected, and retail sales tax collection has begun.

Grant funds can only reimburse legitimate eligible expenses used to make permanent improvements related to converting an existing non-retail space to a retail storefront. All grant criteria must be satisfied prior to applicant requesting reimbursement.

### **Who May Apply**

Applicants can be business owners, property owners, or a joint application with a business and property owner. The property must have a prospective signed lease by the business.

### **To be eligible for these funds:**

1. The business is located within the City of Longmont at a physical location within the LDDA district. View boundary map at [www.downtownlongmont.com/about](http://www.downtownlongmont.com/about).
2. The business generates more than 50% of sales taxable transactions within the City of Longmont and the LDDA.
3. The business is licensed in the City of Longmont.
4. The building must be in compliance with all City codes and regulations.
5. The business is located in a storefront on the ground floor of a building with an outside entrance accessible to the public.
6. The business has met with the LDDA and LEDP to discuss the grant and project.
7. The business has provided architectural drawings and two professional, licensed contractor bids for the conversion project.
8. The business owner has prepared an acceptable business plan.
9. The business is active and generating sales tax revenue at the time of reimbursement.
10. Funding is not transferable. Other restrictions may apply.

Longmont Downtown Development Authority  
320 Main St., Longmont, CO 80501

(303) 651-8484

Web Site: [www.downtownlongmont.com](http://www.downtownlongmont.com)

## Application Checklist Retail Conversion Grant

### Below Items Are Required with the Grant Submittal

Only completed applications will be considered and accepted.

- FIRST STEP:** Eligibility meeting with the LDDA and LEDP staff. To schedule a meeting contact the LDDA: Kimberlee McKee (303-651-8483) or Del Rae Heiser (303-651-8586).
- Pre-application meeting with City of Longmont DRC (Development Review Committee). Call (303) 651-8330.
- Completed Application (this form).
- Detailed description of conversion project (use this form or attach additional pages as needed).
- City of Longmont Sales & Use Tax License (include copy or provide number on application).
- Proof that Real and Personal Property taxes are paid and up to date.
- Business Plan with specified core elements (see Attachment A).
- Before color photos of the conversion project space.
- A minimum of two licensed contractor bids for the proposed conversion improvements with itemized costs. Bids must be identical in scope of work.
- Professional architectural design renderings (include color choices, swatches and/or materials to be used).
- Signed lease with the property owner (if the business owner and property owner are different).
- Completed and signed W-9 form.
- Description of how the proposal is compatible with the Downtown Longmont Master Plan of Development and/or the Advance Longmont Strategic Plan (use application). (documents on-line, <http://www.downtownlongmont.com/about/master-plan>, <http://www.longmont.org/Advance-Longmont.aspx> or on request).
- Written approval from the landlord to make the improvements if applicant is not property owner. Email correspondence accepted.
- Financial statements if asking for \$10,000 or more. Copies of past two years of business tax returns. If less than two years in business, then past two years of personal financials required. Other financial documents may be requested upon review.

Applicant must follow all City of Longmont Permit and Code Regulations when conducting their conversion.

## Reimbursement Process

After the project is completed and all invoices paid in full to the contractor, AND the business is open and generating sales tax, applicant may request reimbursement.

- Applicant must submit after pictures of completed project.
- Applicant must submit copies of paid detailed invoices along with proof of payment (canceled check, credit card receipt, bank statements of electronic fund transfers, etc.)

Reimbursement requests must be submitted within 12 months (1 year) of application approval date.

## Eligible Improvements

The following are examples of eligible improvements under the Retail Conversion Program

- Accessibility compliance
- Commercial kitchens (e.g. cook lines, non-combustible walls)
- Creation/expansion of outside seating areas (not including furniture)
- Environmental remediation (asbestos removal, lead-based paint removal, etc.)
- Expansion
- Fire suppression systems (e.g. sprinkler systems and monitored alarm systems)
- Flooring (e.g. hardwood, tile; not carpeting)
- Remodeling (interior and exterior)
- Restrooms
- Utility upgrades
- Other reasonable conversion improvements that meet the purposes of the program

The following types of improvements are not eligible under this program

- Appliances
- Carpet
- Fees, permits, licenses, insurance
- Furniture
- Paint
- Purchase of a business
- Signage
- Tenant finish of a vanilla shell (space must have received a certificate of occupancy)
- HVAC
- Roofing

## **Business Plan Core Elements Attachment A Retail Conversion Grant**

Below is a guideline for your Business Plan that lists the core elements the LEDP looks for in reviewing your plan.

### **Section 1: The Business**

- Description of Business
- Products/Services
- Market Analysis
- Marketing Plan (including Marketing Action Plan with budget)
- Location
- Competition
- Management and Operations
- Personnel
- Application and Effect of Loan or Investment

### **Section 2: Financial Data**

- Projected Financial Statements (Income statements and cash flow statements) for **3 years** (two years of monthly projections and the following year annually)
- Detailed Assumptions Page for Financial Projections
- Sources and Use of Funds

**Section 3:** Supporting Documents (May include historical financial statements, tax returns, resumes, reference letters, personal financial statements, facilities diagrams, letters of intent, purchase orders, contracts, etc.)

Please contact the Longmont Economic Development Partnership or the Boulder Small Business Development Center with specific questions:

Jessica Erickson, President and CEO  
Longmont Economic Development Partnership  
630 15th Ave., Suite 100A  
Longmont, CO 80501  
(303) 651-0128  
[jessica@longmont.org](mailto:jessica@longmont.org)

Suzi Bahsen, Assistant Director  
Small Business Development Center  
320 Main St.  
Longmont, CO 80501  
(303) 442-1475, ext. 3  
[suzi.bahsen@bouldersbdc.com](mailto:suzi.bahsen@bouldersbdc.com)

## **APPLICATION Retail Conversion Grant**

Date application submitted: \_\_\_\_\_

Date of pre-application meeting with LDDA/LEDP: \_\_\_\_\_

City Sales & Use Tax License No: \_\_\_\_\_ Date issued: \_\_\_\_\_

No. of existing employees (in Longmont, and globally if applicable): \_\_\_\_\_

No. of additional employees added as a result of this project (if applicable): \_\_\_\_\_

Business owner/operator: (Please include names of all owners/partners of the business)

\_\_\_\_\_

Business name (with dba if applicable): \_\_\_\_\_

Business address: \_\_\_\_\_

City/state/zip code: \_\_\_\_\_

*Note: Only businesses located in the LDDA are eligible for this grant program.*

Year business was established: \_\_\_\_\_

Business phone: (     ) \_\_\_\_\_ Alternate phone: (     ) \_\_\_\_\_

Email address: \_\_\_\_\_

Description of type of business and products or services provided:

\_\_\_\_\_

\_\_\_\_\_

Number of square footage to be occupied at conversion location: \_\_\_\_\_

Percent of products sold outside Boulder County, if applicable: \_\_\_\_\_

Description of eligible conversion improvements (attach additional sheets if needed)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Description of how the project is compatible with the Downtown Longmont Master Plan of Development and/or the Advance Longmont Strategic Plan (documents on-line, <http://www.downtownlongmont.com/about/master-plan>, <http://www.longmont.org/Advance-Longmont.aspx> or on request).

\_\_\_\_\_

---

---

---

---

---

---

---

---

---

---

Total Project Cost (approximately): \$ \_\_\_\_\_

(Include all eligible grants costs and ineligible costs for the entire conversion project.)

If applicable, how much of this project cost is for equipment (approximately)? \$ \_\_\_\_\_

Total Retail Conversion Grant Costs \$ \_\_\_\_\_

(Include only project costs eligible in the grant.)

Total Grant Request: \$ \_\_\_\_\_

*(25% of eligible project costs, maximum \$22,500)*

Business Owner Applicant Name (Print or Type): \_\_\_\_\_

Business Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

If applicable:

Property Owner Applicant Name (Print or Type): \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Submit completed application to the LDDA. Incomplete applications will not be accepted.  
Hard copy or electronic copy is allowed.

Del Rae Heiser, Downtown Specialist

Longmont Downtown Development Authority

320 Main St., Longmont, CO 80501

Email: [delrae.heiser@longmontcolorado.gov](mailto:delrae.heiser@longmontcolorado.gov) / Phone: (303) 651-8586



## TERM SHEET FOR 404 EAST 3<sup>RD</sup> STREET PROJECT

### The project:

- Developer will construct the project described and depicted in the attached design documents.

### DDA investment:

- For completion of the project as presented, the DDA will make an investment in the project as follows:
  - A fire line grant of up to \$25,000 upon approval of a working fire line system by the Loveland Fire and Rescue Authority.
  - A tax increment investment in the amount of \$185,404, in the form of a lump-sum payment, for reimbursement of certain costs incurred by developer in constructing the façade improvements identified in the attached design documents (the “Lump-Sum Reimbursement”). The Lump-Sum Reimbursement will be paid only upon completion of the entire project, consistent with the attached design documents, and delivery to the DDA of invoices and other records providing an accurate accounting of actual costs incurred. The described reimbursement amounts have been based on the attached budget spreadsheet and TIF analysis.
  - A tax increment investment of up to \$264,795, in the form of an annual property tax reimbursement payment. Beginning after the project generates \$370,808 of property tax increment revenue (the “Lump-Sum Recovery Amount”), developer will receive an annual reimbursement of 50% of the property tax increment generated by the project above the base value of \$0.00 in assessed value (the “Annual Reimbursements”). The Annual Reimbursements will continue until the earlier of the following: (i) payment to developer of the total sum of \$264,795; or (ii) expiration of the DDA’s initial 30-year tax increment collection period. The described reimbursement amounts have been based on the attached budget spreadsheet and TIF analysis. Developer will not receive any reimbursements for sale tax increment that may be generated by the project.

### Project-specific conditions for DDA investment:

- Developer will agree that the property will remain a taxable commercial property until the DDA has received the Lump-Sum Recovery Amount through property tax increment revenues generated by the project. If developer, or any successor in interest, changes the use of the property prior to this occurring, developer, or any successor in interest, will be required to pay to the DDA an amount equal to the difference between the Lump Sum

Reimbursement and fifty percent (50%) of tax increment revenue generated by the project prior to the change in use. Developer acknowledges and agrees that a change in use will also eliminate the Annual Reimbursements. Developer further acknowledges and agrees that sales tax increment generated by the project, if any, will not count towards the Lump-Sum Recovery Amount.

DDA's investment will be expressly contingent upon:

- Developer commencing construction within 12 months of the date of DDA Board approval. Developer may request from the DDA Board one 12-month extension of the commitment. The extension request submitted to the DDA Executive Director, describing the reason for the delay, must be submitted in time to be considered by the DDA Board at a regular monthly meeting held prior to the expiration of the commitment term. If granted, construction on the project must commence within the 12-month extension. If developer fails to make an extension request prior to the expiration of the commitment term, or is unable to commence construction on the project after being granted a 12-month extension, a new project proposal will need to be presented to the DDA Board for consideration. This new proposal may be the same as the original or modified.
- Developer's satisfaction of all project-specific conditions.
- The completed project being consistent in scope, use, material selections, and design with that presented to the DDA Board.
- Execution of a development agreement between the DDA and the developer concerning the project and the DDA's investment.
- Developer's grant of an easement to the DDA, with a term of 25 years, which will prohibit changes to public property-facing facades without DDA approval and require the property owner to maintain the facades for the term of the easement.
- Developer paying the cost of a title insurance policy (including mechanic's lien coverage) in the amount of the investment, closing costs and clerk and recorder fees; and the developer executing all documents required by the title company for issuance of the policy.
- Satisfaction of all DDA Tax Increment Investment Policy and Program Requirements.
- Annual approval and appropriation by the City Council of the City of Loveland of the funds necessary for the DDA to make the investment.

Additional terms:

- DDA Board approval of the project plans and this Term Sheet shall not obligate the DDA to make the described investment. No such obligation shall exist until execution of a development agreement between the DDA and the developer, and developer's satisfaction of all conditions and requirements described in this Term Sheet and/or the development agreement. Reimbursement obligations of the DDA throughout the reimbursement period will be subject to annual approval and appropriation by the City Council of the City of Loveland of the funds necessary for the DDA to make such reimbursements.
- Pursuant to the DDA's Tax Increment Investment Policy and Program Requirements, the DDA will deduct from the investment legal fees incurred in preparing the development agreement and easement up to the amount \$5,000.

### 404 East Third Street Summary of Projected Revenues

	Tax Increment Revenues - to DDA			City Bldg. Mat. Use Tax	"Base" Tax Revenues Not Captured for TIF		
	Total Property Tax Increment - All Entities 1/	Loveland Sales Tax Increment @ 3.00%	Total DDA Tax Increment	Loveland Use Tax @ 3.00%	"Base" Property Tax Revenues - to All Entities	"Base" Sales Tax Revenues to City @ 3.00%	Total "Base" Revenues
2022	\$0	\$0	\$0	\$591	\$0	\$0	\$0
2023	\$20,522	\$0	\$20,522	\$29,834	\$0	\$0	\$0
2024	\$19,725	\$0	\$19,725	\$0	\$0	\$0	\$0
2025	\$38,622	\$0	\$38,622	\$0	\$0	\$0	\$0
2026	\$39,012	\$0	\$39,012	\$0	\$0	\$0	\$0
2027	\$39,012	\$0	\$39,012	\$0	\$0	\$0	\$0
2028	\$39,729	\$0	\$39,729	\$0	\$0	\$0	\$0
2029	\$39,729	\$0	\$39,729	\$0	\$0	\$0	\$0
2030	\$40,487	\$0	\$40,487	\$0	\$0	\$0	\$0
2031	\$40,486	\$0	\$40,486	\$0	\$0	\$0	\$0
2032	\$41,284	\$0	\$41,284	\$0	\$0	\$0	\$0
2033	\$41,284	\$0	\$41,284	\$0	\$0	\$0	\$0
2034	\$42,121	\$0	\$42,121	\$0	\$0	\$0	\$0
2035	\$42,121	\$0	\$42,121	\$0	\$0	\$0	\$0
2036	\$42,997	\$0	\$42,997	\$0	\$0	\$0	\$0
2037	\$42,997	\$0	\$42,997	\$0	\$0	\$0	\$0
2038	\$43,913	\$0	\$43,913	\$0	\$0	\$0	\$0
2039	\$41,563	\$0	\$41,563	\$0	\$0	\$0	\$0
2040	\$42,547	\$0	\$42,547	\$0	\$0	\$0	\$0
2041	\$42,547	\$0	\$42,547	\$0	\$0	\$0	\$0
2042	\$43,568	\$0	\$43,568	\$0	\$0	\$0	\$0
2043	\$43,568	\$0	\$43,568	\$0	\$0	\$0	\$0
2044	\$44,627	\$0	\$44,627	\$0	\$0	\$0	\$0
2045	\$44,627	\$0	\$44,627	\$0	\$0	\$0	\$0
2046	\$45,725	\$0	\$45,725	\$0	\$0	\$0	\$0
2047	\$45,725	\$0	\$45,725	\$0	\$0	\$0	\$0
	\$1,008,535	\$0	\$1,008,535	\$30,425	\$0	\$0	\$0

1/ 100% of property tax increment from all eligible property taxing entities currently overlapping the project.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

DDA Budget for Improvements on 404 East 3rd Street

Façade Improvements

Masonry Work	\$8,900
Doors, Frames, Hardware	\$20,000
2 front custom doors	\$9,700
Aluminum Windows and Mirrors	\$92,000
Window Tinting	\$2,340
Painting Package for Stained Glass Window Trim	\$4,850
Demolition for Stained Glass and Doors	\$12,000
Outdoor Electrical and Façade Lighting	\$21,500
Tempered Glass	\$7,850
Archicetural Fees	\$3,764
Tile and installation for front steps	\$2,500

\$185,404 Façade Fees

Fire Suppression

Fire Line Package	\$25,000
Fire Sprinkler Package	\$49,995
Fire Alarm System	\$23,000
Civil Engineer / Fire System Design	\$5,350
Structural Fire Wall	\$12,000

Environmental Remediation

Asbestors removal	\$125,000
-------------------	-----------

Upgrade to Sewer Line Connection

\$27,450 to church (event space)

Upgrade to Sewer Line Connection

\$22,000 to cottage (hosts or weding parties residential space)

Total DDA Investment

\$475,199





EXISTING CONDITIONS: WEST ELEVATION



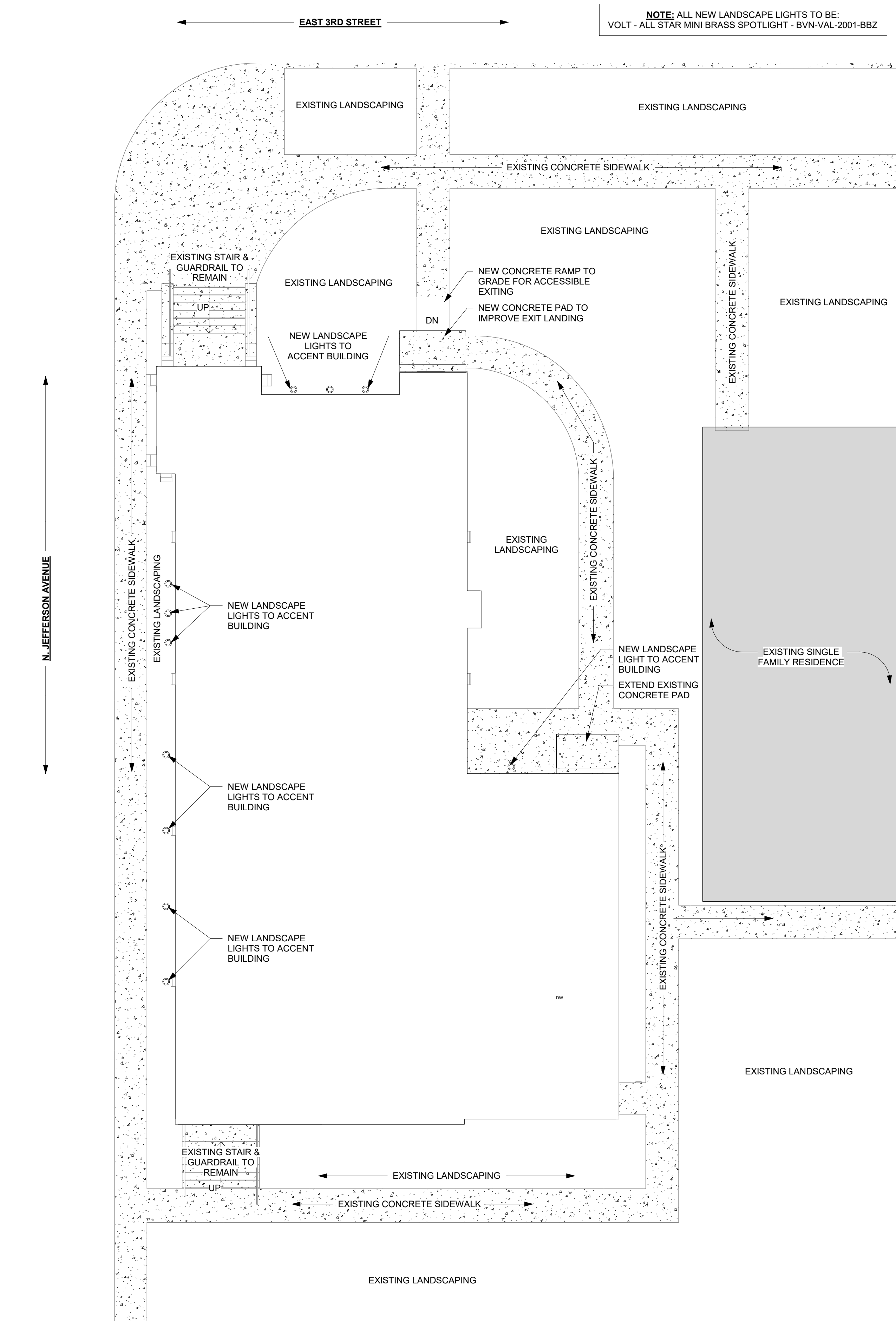
EXISTING CONDITIONS: SOUTH ELEVATION



EXISTING CONDITIONS: EAST ELEVATION



EXISTING CONDITIONS: NORTH ELEVATION



1 SITE PLAN - EXTERIOR IMPROVEMENTS  
SCALE: 1/8" = 1'-0"

# THE AWAKENED SCHOOL

404 E 3RD ST.  
LOVELAND, CO 80537



Strength in design. Strength in partnership.  
Strength in community.

419 Canon Ave Suite 200, Fort Collins, CO 80521 | 970.224.1191  
108 East Lincolnway, Cheyenne, WY 82001 | 307.635.5710  
www.vfla.com

IN ASSOCIATION WITH:



# THE AWAKENED SCHOOL

## EXTERIOR IMPROVEMENTS

DESCRIPTION	DATE
ASI #2 CITY COMMENTS RESPONSE	04-07-2023

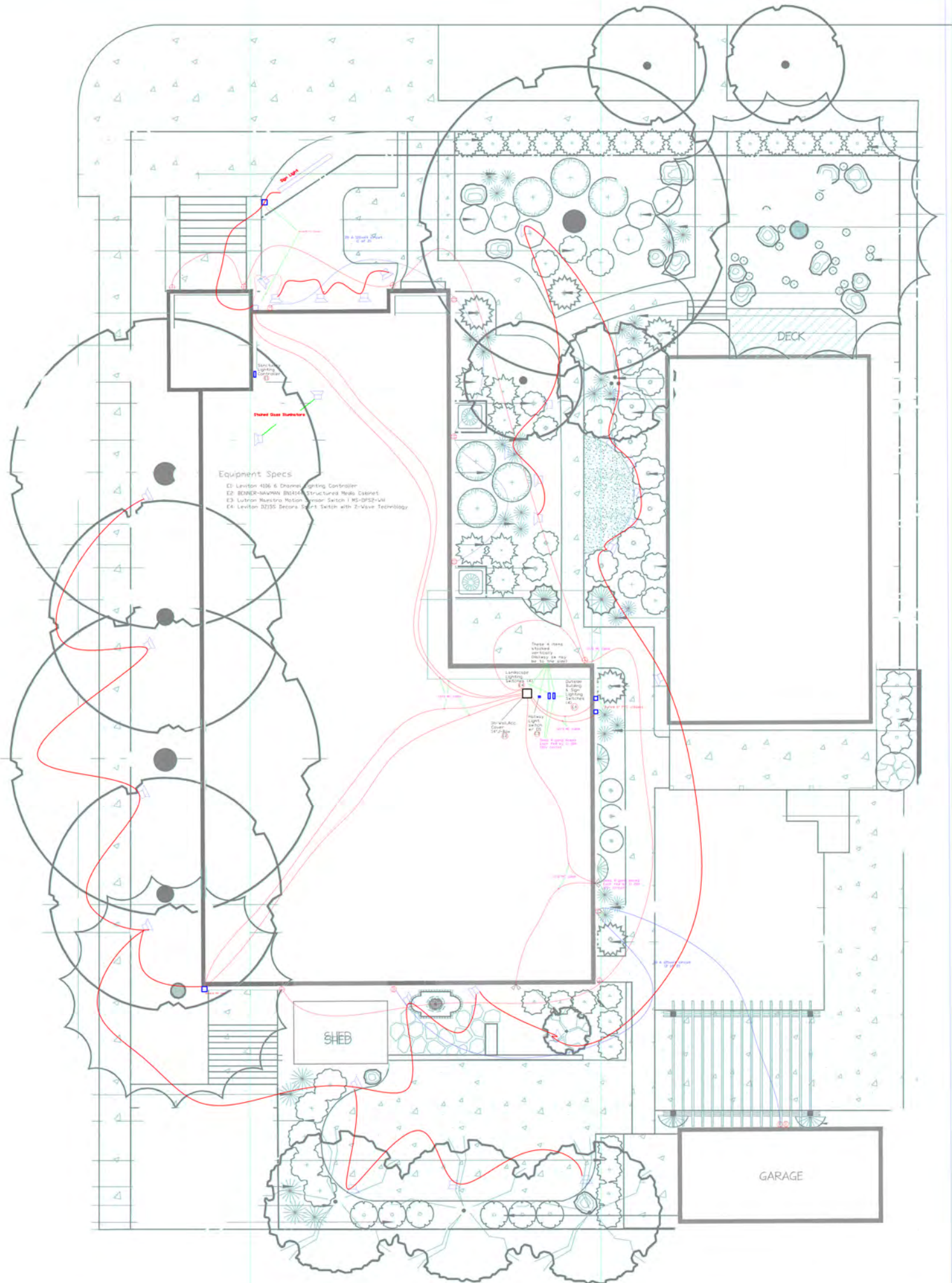
SEAL:

COPYRIGHT: 7/7/2023 7:52:53 AM  
VAUGHT FRYE LARSON ARONSON ARCHITECTURE + INTERIORS, INC.  
THIS DRAWING MAY NOT BE PHOTOGRAPHED, SCANNED, TRACED OR  
COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VFLA.

## SITE PLAN & EXISTING CONDITIONS IMAGES

DRAWING NUMBER:

# 2.00



Equipment Specs

- E1 Lutron 400 & Dimmer Lighting Controller
- E2 BENNER-NAVMAN BN414 Structured Neils Cabinet
- E3 Lutron Maestro Motion Sensor Switch 1 MS-DPS2-VW
- E4 Leviton D255 Decora Smart Switch with Z-Wave Technology

These 4 lines checked and found to be correct for all 40' long runs

Landscape Lighting E1, E2, E3, E4, E5, E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16, E17, E18, E19, E20, E21, E22, E23, E24, E25, E26, E27, E28, E29, E30, E31, E32, E33, E34, E35, E36, E37, E38, E39, E40, E41, E42, E43, E44, E45, E46, E47, E48, E49, E50, E51, E52, E53, E54, E55, E56, E57, E58, E59, E60, E61, E62, E63, E64, E65, E66, E67, E68, E69, E70, E71, E72, E73, E74, E75, E76, E77, E78, E79, E80, E81, E82, E83, E84, E85, E86, E87, E88, E89, E90, E91, E92, E93, E94, E95, E96, E97, E98, E99, E100

SHED

GARAGE

ALLEY



# CASA SAGRADA | INSPIRED EVENTS

INSPIRATION | REFLECTION | CELEBRATION

## **Façade Improvements**

### **Windows**

All windows are to be replaced, except the large stained glass that will be repaired. The stained glass that will remain and be repaired is marked in multi-color on the drawings. The top windows in the belfry will be tinted a brownish color to blend with the stained-glass. Ground floor and First floor windows will be clear. Basement windows will be tinted opaque for security reasons. All window trim will be painted a nearly black color to match the nearly black frames of the new windows.

### **Doors**

All doors to be replaced with inviting doors. Glass and metal doors will line the north side so people can see in as they walk or drive past. A new wood door will be painted metallic gold in the side garden, and two traditional wood doors will be installed at the back of the building on Jefferson.

### **Signage**

The business sign will be in this style. It will be well lit with new lighting design.



### **Lighting**

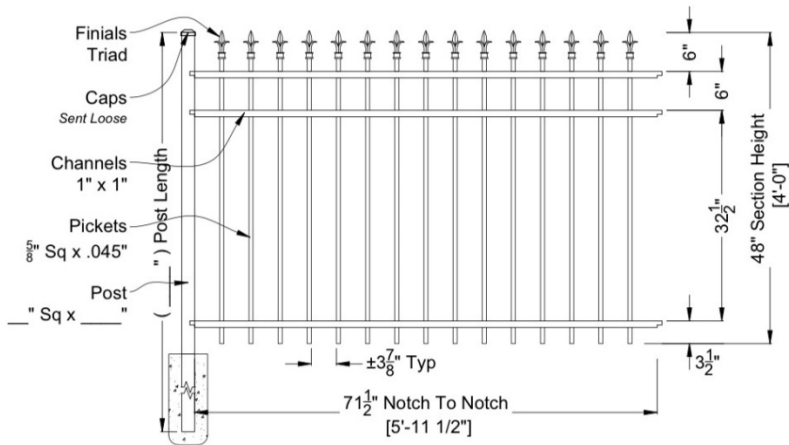
Up lights that will shine on to the building are marked in red on the façade drawings. There will be up lights on every large tree that can be seen from the street.

We will remove the boarded up huge stained-glass window on north side and back light both large stained-glass windows from the inside so they light up when looking from the outside.

There will be new lights on the building near each door. We will fix the original lights next to the large arched front door. They are stained glass.

### **Fencing**

Historic style fencing will replace the chain link fence.



### Tile on front stairs

It will not be exactly like this, but in some warm colors that will complement the colors in the stained-glass.



### Landscaping

All turf will be pulled in front garden area, and artistic landscaping of small trees, shrubs, and boulders will be planted. A row of short burgundy barberry globes will be planted in front of fence that is set back from the sidewalk by a few feet.

If you have any questions please contact:

Rachael Jayne Groover

[RJ@TheAwakenedSchool.com](mailto:RJ@TheAwakenedSchool.com)











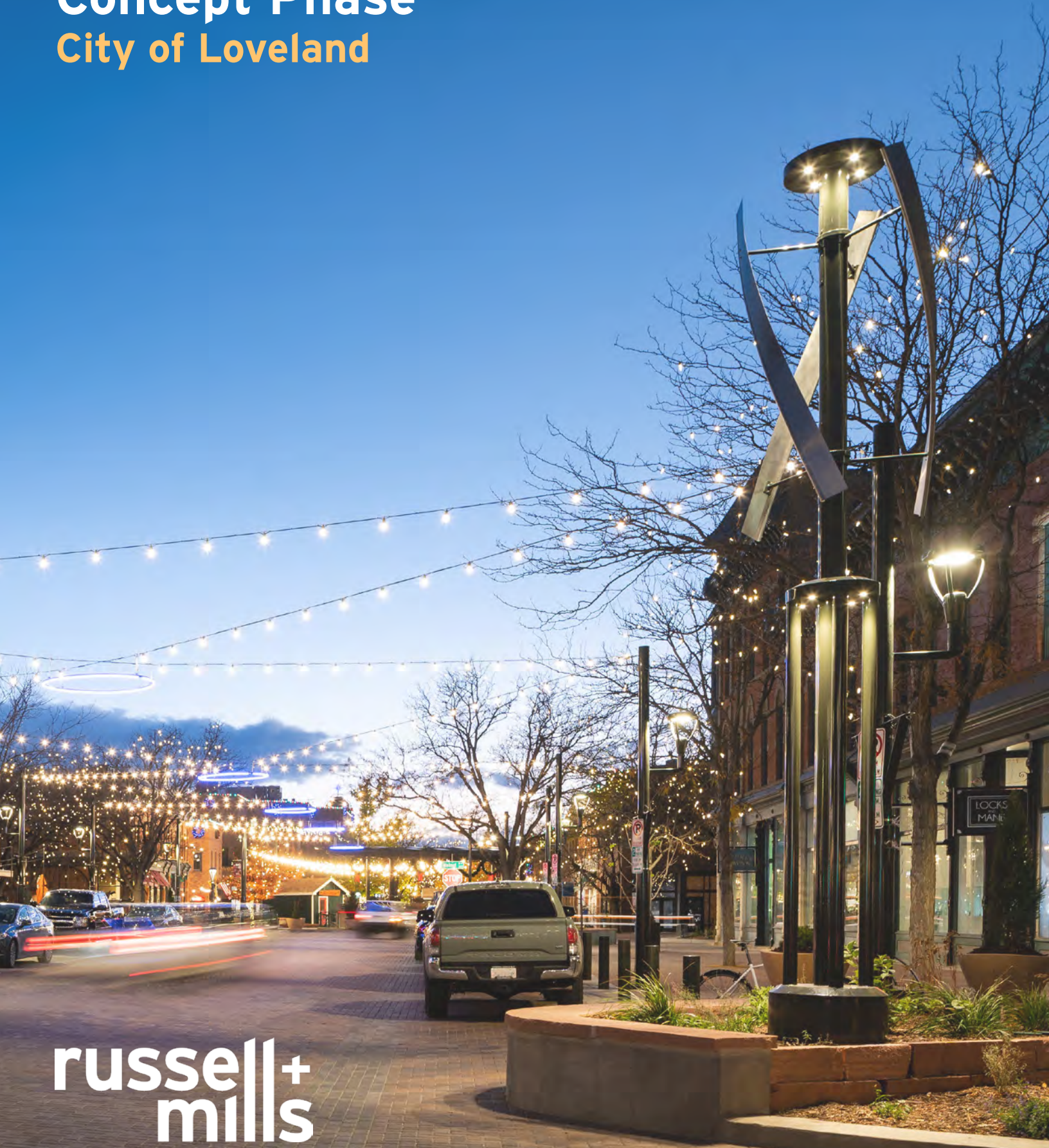




Proposal For

# 4th Street Pocket Park Concept Phase

City of Loveland



**russe||+  
mills**



July 17, 2023

Bethany Clark, Parks and Recreation Planner  
City of Loveland Parks and Recreation Department  
Sent via email

Re: 4th St. Pocket Park Concept Plan Phase

Dear Bethany,

Thanks for the opportunity to present this proposal to assist you with developing a design direction and concept plans for the 4th Street Pocket Park . The scope of work outlined below represents the public outreach and concept design phase of work. It is our understanding that the goal of this project would to provide the City with a concept plan that would be supported by the public and could potentially be implemented during the 4th Street Improvement construction phase.

**Previous Experience within Project Area** - Russell + Mills is Currently involved in several projects adjacent to or along 4th St. in Downtown Loveland including the HIP Streets - 4th Street Improvement Plans, Painter's Alley (3rd to 4th St.) Concept Plan, The Draper Mixed Use Development and several trash enclosure consolidation projects. These efforts help us understand the project site, business/property owners' attitudes and general concerns as well as existing utility systems, circulation and parking challenges.

**Collaborative and Flexible Attitude** - We understand the need for consistent collaboration and flexibility that are ingrained in this overall project. As a firm, these are some of our key values and attributes. We envision a strong working relationship with City staff and anticipate the need to be flexible in approach and schedule on a variety of tasks and protocols with this project.

**Experience with Downtown Urban Spaces** - Our experience with a number of design efforts in Downtown settings ranges from master planning, corridor design to design and implementation. Working within complex existing conditions with highly invested and concerned retail/commercial stakeholders brings a level of complexity to these projects unlike other efforts and we have successfully helped navigate this complexity on projects including the Linden Street Renovations project in Fort Collins, University Hill Event Street in Boulder, multiple downtown Alley Renovation projects in Fort Collins, the West Elizabeth Corridor Design and the Lincolnway Corridor and Streetscape plan in Downtown Cheyenne, WY.

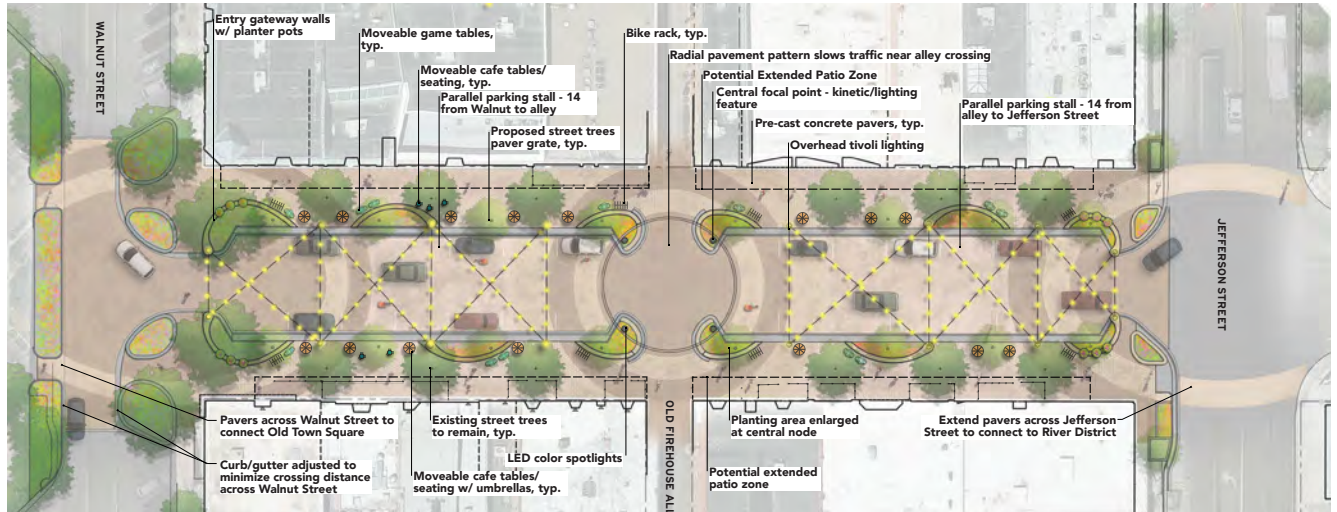
**Extensive Stakeholder Engagement Experience in Downtown Settings** - Through our extensive experience with stakeholder engagement efforts in Downtown Settings, we believe we can help craft a highly effective public engagement strategy that is defensible, inclusive and engaging with an eye on minimizing controversy and satisfying the diverse participants with retail/commercial oriented concerns as well as City Staff/DDA concerns. Our focus will be on gaining consensus through multiple types of engagement and alternative options.

We believe that we have a passionate team that shares a commitment to quality and can proceed with this project immediately and efficiently from the moment we are contracted.

Kind regards,

Craig Russell, RLA, ASLA, Principal

John Beggs, RLA, Associate Principal



**Linden St. Renovations**

**Client: Ditesco/City of Fort Collins, CO**

Russell + Mills Studios provided urban design and construction documentation services in developing a vision for the renovation of Linden Street in Downtown Fort Collins as a convertible event street. The plan emphasizes pedestrian connectivity and amenities in an effort to create a street condition that connects Old Town Square to the River District. As a flexible festival street, the space is designed as a flush, curbsless plaza that can be closed to vehicles during events while maintaining business access if necessary. Patios for adjacent businesses can be expanded if desired and parking is modified from existing diagonal conditions to an overall parallel condition.



**University Hill Event Street**

**Client: City of Boulder, CO**

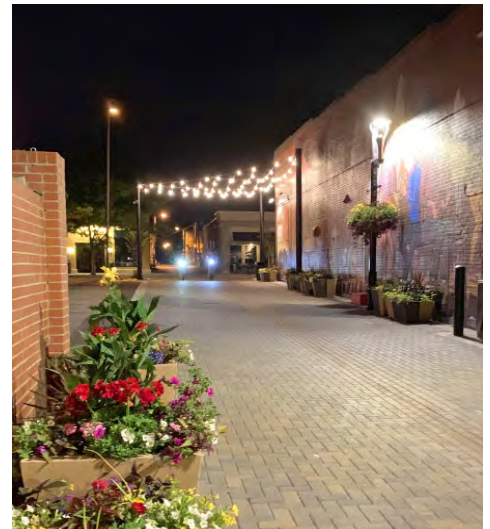
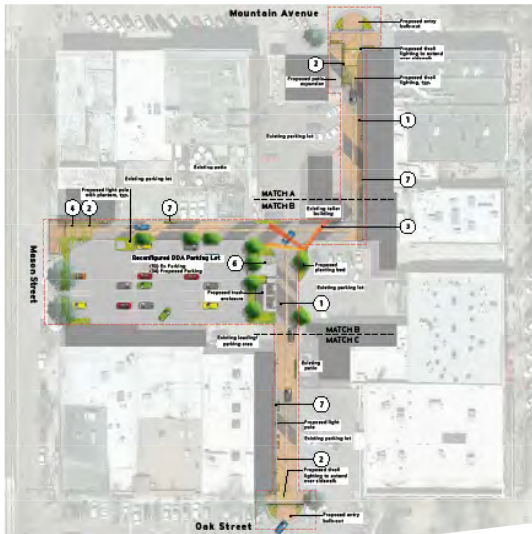
Russell + Mills Studios provided conceptual design and construction documents for the Pennsylvania Ave. Event Street in University Hill. The project provides unique place-making solutions for this one-half block of Pennsylvania Avenue and maximizes the potential of the space to host a variety of small events including performance, festivals, retail-oriented events and movie-nights. Planters, with steps for seating and as a grade change device anchor the south side of the street with a flexible stage area at the west side of the street. A variety of seating types are provided with gateway elements with fold out event road-closure devices as well as lighting concepts to provide a safe, comfortable environment for a variety of user demographics. The project has been a successful example of preventing loitering by transients and others which has become a significant problem for business owners and stakeholders in University Hill.



**Fort Collins Downtown Alley Enhancements - Montezuma Fuller and Old Firehouse Alleys - 2011 Fort Collins Urban Design Award**

**Client: Fort Collins Downtown Development Authority**

Russell + Mills Studios was hired by the Downtown Development Authority to develop Schematic Design, Design Development and Construction Documents for Montezuma Fuller and Old Firehouse Alleys outlined in the Downtown Alleys Master Plan. The work involved extensive public input from property owners, City Staff, Artists and various Boards and Commissions. Russell Mills Studios was the lead consultant for the design efforts and design team which includes Civil Engineers, Traffic Engineers, Consulting Artists, Lighting Designers and an Architect. The goal of the project is to create a catalyst for redevelopment and create rich and vibrant shared pedestrian/vehicular spaces within Fort Collins' rich alley network. Designing in old downtown areas presents unique challenges of old utilities and abandoned systems. The alleyway enhancement demonstrate how forgotten parcels of downtown can be turned into vibrant, energized places.



## Fort Collins Downtown Alley Enhancements - West Mountain Alley 2019 Fort Collins Urban Design Award

### Client: Fort Collins Downtown Development Authority

Russell + Mills Studios was hired by the Downtown Development Authority to develop Schematic Design, Design Development and Construction Documents for West Mountain Alley between Mountain Ave. and Oak St. The alley is adjacent to a number of private and public parking areas which were accommodated in the plan. Gateway elements create an attraction from the adjacent streetscapes and a dynamic cable art element provides a central draw into the space and animates the area at night. The work involved one-on-one property owner meetings and incorporates input from City Staff, and various Boards and Commissions. Russell Mills Studios was the lead consultant for the design efforts and design team which includes Civil, Electrical and Structural Engineers. The goal of the project is to create a catalyst for redevelopment and create rich and vibrant shared pedestrian/vehicular spaces within Fort Collins' rich alley network.





## The Exchange

### Client: Brinkman Construction

Russell + Mills Studios led the design and entitlement for The Exchange development in Downtown Fort Collins. The project was a previously dilapidated and underutilized parking lot that was envisioned to be a destination location near the northern end of Old Town. The project utilizes shipping containers that create an intimate and enclosed space with restaurants, bars and shops opening on to a plaza and open green. The project also spurred the inception of its own entertainment district which allows flexibility between outdoor patio spaces. Custom benches and seating create a space that is both comfortable and flexible for festivals or a busy weekend afternoon. The project was constructed and opened in 2018.

The objective with this phase is to establish consensus on a design direction with stakeholders at a conceptual level of detail sufficient for preliminary cost estimating. Below is our scope and fee based on discussions:

## SCOPE & SERVICES

Our scope of work is divided into the following categories:

1. Kick-off Meeting
2. Site Analysis
3. Preliminary Concept Plans
4. Public Outreach
5. Final Concept Plans

### 1. Project Kickoff

During project kickoff, the following items will be discussed:

- Project Schedule
- Project Issues/Goals/Objectives
- Aspirational/Inspirational Projects
- Utilities and Infrastructure
- Program/Event Ideas for Space
- Public Outreach Approach

Deliverables:

- Kick-off materials

Meetings:

- Kick-off meetings with City Staff and stakeholders

### 2. Site Analysis

Through our work on 4th Street we have a good understanding overall site influences along the edge of the park area. This initial phase of work will involve analyzing the site and the relationships to 4th street and adjacent properties. Site diagrams outlining site influences will be produced to document all conditions.

The analysis plans will balance the pedestrian realm and amenities for the space. Other considerations will include:

- Eliminating the perception of dark corners and unwelcoming areas within the space
- Creating a more usable space
- Activating the edges of the park to engage with the street and other adjacencies

These will be hand drawn sketches at an appropriate scale to illustrate the space and general design intent.

Deliverables:

- Analysis materials
- Framework Diagrams

Meetings:

- Meetings with City Staff (Allow 2)



### 3. Preliminary Concept Plans

Using the feedback from the open house preliminary concepts will be developed to further refine the ideas outlined shown in the framework plans. These will be hand drawn sketches at an appropriate scale to illustrate the space and general design intent.

Deliverables:

- (3) Hand drawn concept plans

Meetings:

- Meetings with City Staff (Allow 2)

### 4. Public Outreach

Using the materials produced during the kick-off meeting, analysis and framework phases, we will produce materials for an open house style meeting. In addition to these materials, we would provide precedent imagery to provide visitors a better idea of the design intent. This type of public outreach gives the visitor the most opportunity for providing feedback on the plans and input on what they would like to see in the space.

Deliverables:

- Meeting materials - plotted for open house
- Open House Summary - meeting notes, visual preferencing documented, etc

Meetings:

- Meetings with City Staff (Allow 1)
- Meeting with Parks and Rec Commission (Allow 1)
- Meeting with DDA (Downtown Development Authority) (Allow 1)
- Open House

### 5. Final Concept Plan

Using the feedback from the preliminary concept phase (or a combination of the three), a preferred plan will be developed and further refined. This plan will act as the preferred design direction for the space and guide future planning. This plan will be drawn in AutoCAD and rendered in Photoshop with annotations. Supporting imagery from the initial analysis phase will be included to support the design direction. In addition, a cost estimate will be produced to provide guidance regarding the final cost.

Deliverables:

- (1) Final Concept Plan
- Cost Estimate

Meetings:

- Meetings with City Staff (Allow 2)

### Optional Scope Item

Russell + Mills will produce 3d renderings of the space and design selected - these will be built in Sketch-Up and rendered in Lumion to create a realistic image of the space. These will help build consensus for the project and give the public and stakeholders a clear idea of what the space will be.

Deliverables:

- (3) 3d renderings



# fee breakdown

## SUMMARY OF SCOPE OF SERVICES AND FEES

The fees shown below represent a summary of fees per phase of work as outlined above.

<u>Phase of Work</u>	<u>Fee</u>
1. Kick-off Meeting	\$ 2,250
2. Site Analysis	\$ 5,225
3. Preliminary Concept Plans	\$ 8,550
4. Public Outreach	\$ 1,050
5. Final Concept Plan	\$ 3,450
	<hr/>
	Total Amount
	\$ 20,525
Optional Scope Item:	
1. 3d Renderings	\$ 5,000
	<hr/>
	Total Amount (including optional scope)
	\$ 25,525



**Loveland Downtown Development Authority (DDA) Pro Forma**  
 (Includes Loveland Urban Renewal Authority (LURA) Downtown - Dissolved in FY2023)  
 FY2013-2022 Actuals; FY2023-2028 Forecast

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>1 Beginning Fund Balance</b>	\$ 6,004	\$ 22,741	\$ 23,661	\$ -	\$ 12,590	\$ 140,242	\$ 355,929	\$ 727,128	\$ 824,064	\$ 1,778,008	\$ 2,878,285	\$ 3,037,581	\$ 3,528,691	\$ 4,191,894	\$ 4,447,591	\$ 5,646,131
<b>2 Revenues</b>																
<b>3 Taxes</b>																
<b>4 Property</b>																
5 Historical Increment	33,292	30,408	22,286	11,266	43,237	86,623	103,564	335,909	659,452	699,467	570,000	570,280	612,481	612,481	675,566	675,566
6 Natural Grocer's	-	-	-	-	-	-	-	-	-	-	-	13,908	43,685	42,189	40,461	38,949
7 Draper	-	-	-	-	-	-	-	-	-	-	-	5,917	52,503	164,484	163,538	162,283
8 404 East 4th Street	-	-	-	-	-	-	-	-	-	-	10,000	20,000	40,000	40,000	40,000	40,000
<b>9 Sales Tax</b>																
10 Historical Increment	-	-	-	-	-	227,323	291,117	151,231	329,822	717,084	430,400	443,312	456,611	470,310	484,419	498,952
11 Josh & Johns	-	-	-	-	-	-	-	-	-	-	10,000	21,000	21,000	21,000	21,000	21,000
12 Natural Grocer's	-	-	-	-	-	-	-	-	-	-	90,000	159,000	177,885	183,222	188,718	194,380
13 Draper	-	-	-	-	-	-	-	-	-	-	-	27,070	201,981	279,962	288,361	297,012
<b>14 Sales &amp; Property Tax</b>																
15 123 East 5th Street	-	-	-	-	-	-	-	-	-	-	8,425	21,233	31,063	31,625	32,339	32,331
16 400 N. Garfield Avenue	-	-	-	-	-	-	-	-	-	-	-	-	29,523	34,409	34,321	35,266
<b>17 Subtotal Taxes</b>	\$ 33,292	\$ 30,408	\$ 22,286	\$ 11,266	\$ 43,237	\$ 313,946	\$ 394,681	\$ 487,140	\$ 989,274	\$ 1,416,552	\$ 1,118,825	\$ 1,281,720	\$ 1,666,732	\$ 1,879,681	\$ 1,968,723	\$ 1,995,738
<b>18 Other Revenue</b>																
19 Grants	-	-	-	-	-	-	-	150,682	-	-	-	-	-	-	-	-
20 Loan for New Project	-	-	-	-	-	-	-	-	-	-	160,000	-	-	-	-	-
21 Interest Revenue	(1,010)	2,179	1,542	1,324	1,083	1,254	8,811	15,266	6,643	(19,184)	13,595	20,000	20,000	20,000	20,000	20,000
22 Transfers In	-	-	-	-	-	-	-	150,000	-	-	-	-	-	-	-	-
23 Miscellaneous Revenue	-	-	-	-	-	-	-	5	10,000	-	-	-	-	-	-	-
<b>24 Subtotal Other Revenue</b>	\$ (1,010)	\$ 2,179	\$ 1,542	\$ 1,324	\$ 1,083	\$ 1,254	\$ 8,811	\$ 315,953	\$ 16,643	\$ (19,184)	\$ 173,595	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
<b>25 Grand Total Revenues</b>	\$ 32,281	\$ 32,587	\$ 23,829	\$ 12,590	\$ 44,320	\$ 315,200	\$ 403,492	\$ 803,093	\$ 1,005,918	\$ 1,397,368	\$ 1,292,420	\$ 1,301,720	\$ 1,686,732	\$ 1,899,681	\$ 1,988,723	\$ 2,015,738
<b>26 Expenses</b>																
<b>27 Purchased Services</b>																
29 Professional Services	6,949	-	-	-	-	24,526	32,235	7,128	41,974	115,701	-	-	-	-	-	-
30 Legal/Consulting Fees	-	-	-	-	-	-	-	-	-	-	25,000	40,000	40,000	40,000	40,000	40,000
31 Façade Grant & Special Project Payments	-	-	-	-	-	-	-	-	-	-	420,000	100,000	100,000	100,000	100,000	100,000
32 Downtown Operational Items	-	-	-	-	-	-	-	-	-	-	75,000	250,000	250,000	250,000	250,000	250,000
33 Loan Repayment to General Fund	-	-	-	-	-	-	-	-	-	-	160,124	-	-	-	-	-
<b>34 Subtotal Purchased Services</b>	\$ 6,949	\$ -	\$ -	\$ -	\$ -	\$ 24,526	\$ 32,235	\$ 7,128	\$ 41,974	\$ 115,701	\$ 680,124	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000
<b>35 Developer Reimbursements</b>																
36 Natural Grocer's	-	-	-	-	-	-	-	-	-	-	-	-	27,885	33,222	38,718	44,380
37 Dutch Brothers	-	-	-	-	-	-	-	-	-	-	18,000	18,540	19,100	19,675	20,265	3,409
38 Draper	-	-	-	-	-	-	-	-	-	-	-	27,070	201,981	279,962	288,361	297,012
39 Josh & Johns	-	-	-	-	-	-	-	-	-	-	-	-	8,000	8,000	8,000	8,000
40 123 East 5th Street	-	-	-	-	-	-	-	-	-	-	-	-	31,063	31,625	32,339	16,166
41 400 North Garfield Avenue	-	-	-	-	-	-	-	-	-	-	-	-	10,500	11,500	12,500	1,300
42 Other Developer Reimbursement	8,595	6,317	-	-	-	33,434	-	-	-	-	-	-	-	-	-	-
<b>43 Subtotal Dev. Reimbursements</b>	\$ 8,595	\$ 6,317	\$ -	\$ -	\$ -	\$ 33,434	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 45,610	\$ 298,529	\$ 383,984	\$ 400,183	\$ 362,267
<b>44 Developer Reimbursements</b>																
45 Downtown Parking Studies	-	-	-	-	-	-	-	-	-	-	-	45,000	-	-	-	-
46 Artspace Project	-	-	-	-	-	-	-	-	-	-	-	230,000	-	-	-	-
47 Debt Service	-	-	-	-	-	-	-	548,979	-	-	100,000	100,000	-	-	-	-
48 DDA Sponsored Grants	-	25,350	47,490	-	-	-	-	-	-	-	-	-	-	-	-	-
49 Cost Allocations (from City)	-	-	-	-	-	-	58	50	-	-	-	-	-	-	-	-
50 Transfers Out	-	-	-	-	-	-	-	150,000	-	-	-	-	-	-	-	-
51 Capital	-	-	-	-	-	-	-	-	-	181,390	-	-	-	-	-	-
<b>52 Subtotal Other Expenses</b>	\$ -	\$ 25,350	\$ 47,490	\$ -	\$ -	\$ -	\$ 58	\$ 699,029	\$ -	\$ 181,390	\$ 100,000	\$ 375,000	\$ -	\$ -	\$ -	\$ -
<b>53 Grand Total Expenses</b>	\$ 15,544	\$ 31,667	\$ 47,490	\$ -	\$ -	\$ 57,960	\$ 32,293	\$ 706,157	\$ 41,974	\$ 297,091	\$ 798,124	\$ 810,610	\$ 688,529	\$ 773,984	\$ 790,183	\$ 752,267
<b>54 Annual Net Cash Flows</b>	\$ 16,737	\$ 920	\$ (23,661)	\$ 12,590	\$ 44,320	\$ 257,240	\$ 371,199	\$ 96,936	\$ 963,943	\$ 1,100,277	\$ 494,296	\$ 491,110	\$ 998,203	\$ 1,125,697	\$ 1,198,540	\$ 1,263,472
55 <i>Draper Project Reserve</i>											335,000	-	335,000	870,000	-	-
<b>56 Ending Fund Balance</b>	\$ 22,741	\$ 23,661	\$ -	\$ 12,590	\$ 56,910	\$ 397,482	\$ 727,128	\$ 824,064	\$ 1,788,008	\$ 2,878,285	\$ 3,037,581	\$ 3,528,691	\$ 4,191,894	\$ 4,447,591	\$ 5,646,131	\$ 6,909,603

RESOLUTION DDA-2023-03  
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LOVELAND  
DOWNTOWN DEVELOPMENT AUTHORITY EXPRESSING SUPPORT FOR  
THE HEART IMPROVEMENT PROGRAM (HIP STREETS) - 4<sup>th</sup> STREET  
IMPROVEMENT PROJECT AND A CONTRIBUTION OF FUNDING  
THEREFOR

WHEREAS, the Loveland Downtown Development Authority (the “DDA”) is a body corporate and politic duly created, organized and authorized pursuant to C.R.S 31-25-801, et seq. (the “DDA Act”), by a vote of the majority of qualified electors within the proposed boundaries of the DDA district (the “DDA District”) at a special election held on February 10, 2015 and thereafter officially established by the City Council of the City of Loveland (the “City”) upon the passage of Ordinance No. 5927, and as revised by Ordinance No. 6115;

WHEREAS, on July 5, 2017, the City Council of the City adopted Resolution #R-52-2017, which approved the plan of the development for the DDA District (the “DDA Plan of Development”);

WHEREAS, the DDA Plan of Development provides that the primary objectives of the DDA are to promote the safety, prosperity, security, and general welfare of the DDA District and its inhabitants, to prevent deterioration of property values and structures within the DDA District, to prevent the growth of blighted areas within the DDA District, to assist the City in the development, redevelopment, and planning of the economic and physical restoration and growth of the DDA District, to approve the overall appearance, condition, and function of the DDA District, to encourage a variety of uses compatible with the artistic and cultural community, to sustain and improve the economic vitality of the DDA District, to promote the historic, artistic, and cultural elements of the DDA District, and to encourage pedestrian traffic and security in the DDA District;

WHEREAS, the DDA Plan of Development contains a provision for division of property and sales taxes that will be effective for thirty years following approval of the DDA Plan of Development, or such longer period as authorized by the DDA Act, which division of taxes is currently effective through July 4, 2047 (the “DDA TIF Collection Period”);

WHEREAS, in 2009, the City’s Public Works Department completed the Heart Improvement Program Streets Master Plan (“HIP Streets Plan”), which generally envisions a series of utility and streetscape improvements and enhancements to certain streets within the historic core of downtown Loveland;

WHEREAS, the HIP Streets Plan was updated in 2017 to capture changes that have occurred in downtown Loveland since completion of the HIP Street Plan in 2009 (the “2017 HIP Streets Plan”);

WHEREAS, one component of the of the HIP Streets Plan and the 2017 HIP Streets Plan involves the construction of improvements and enhancement along the five blocks of 4<sup>th</sup> Street between Washington Avenue and Garfield Avenue, which generally would include replacing or

upgrading public utilities serving the downtown community; updates to streetscape design, including wider sidewalks, outdoor dining spaces, event spaces, public artwork, and pedestrian safety improvements; and installation of enhanced streetscape materials, including surface pavers (the “4<sup>th</sup> Steet Component”);

WHEREAS, subsequent to completion of the 2017 Hip Streets Plan, the DDA and the City have engaged in discussions about redesigning and enhancing certain elements of the 4<sup>th</sup> Street Component, and in 2022, the City contracted with Russell + Mills Studios, Inc. (“R+M) and Ditesco, LLC (“Ditesco”) to prepare such redesigned and enhanced plans for the 4<sup>th</sup> Street Component (the “HIP Streets- 4<sup>th</sup> Street Improvement Project”);

WHEREAS, DDA staff have collaborated closely with City staff, R+M, and Ditesco on the preparation of the redesigned and enhanced plans for the HIP Streets - 4<sup>th</sup> Street Improvement Project;

WHEREAS, the DDA Plan of Development specifically identifies construction of the 4<sup>th</sup> Street Component as an infrastructure project objective, and therefore, construction of the HIP-Streets – 4<sup>th</sup> Street Improvement Project would advance the statutory mission of the DDA and adopted DDA Plan of Development; and

WHEREAS, the DDA desires to express its support in concept for an intergovernmental agreement between the DDA and the City under which the DDA would agree to provide certain funding related to construction of the HIP Streets – 4<sup>th</sup> Street Improvement Project and the annual maintenance of improvements constructed thereunder.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY THAT:**

The DDA hereby expresses support in concept for an intergovernmental agreement between the DDA and the City under which the DDA would provide the following funding for the HIP Streets - 4<sup>th</sup> Street Improvement Project:

1. The DDA would annually pay to the City an amount equal to the annual debt service for \$9,300,000 of debt issued by the City to pay the costs of constructing the HIP Streets - 4<sup>th</sup> Street Improvement Project, which in current market conditions is estimated to be \$465,000 per year, provided that, in the event that the City receives grants or other forms of third-party funding for construction of the HIP Streets - 4<sup>th</sup> Street Improvement Project, the amount of the DDA’s funding obligation would be reduced by the amount of any such grant or other form of third-party funding.
2. The DDA would make annual contributions to a City-held maintenance fund in an amount equal to approximately 75% of the total amount necessary to cover the costs of annually maintaining the improvements constructed under the HIP Streets - 4<sup>th</sup> Street Improvement Project, with the City contributing the remaining approximately 25%, until expiration of the DDA’s TIF Collection Period in 2047, which amount for the DDA’s portion is currently estimated to be \$280,000 per year.

Passed and adopted at a regular meeting of the Board of Directors of the Loveland Downtown Development Authority this 14<sup>th</sup> day of August, 2023.

---

Ray Steele, Jr., Board Chair

ATTEST:

---

Jon-Mark Patterson, Secretary





# **LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY**

Plan of Development  
2017



# Table of Contents

I.	<b>Foreword .....</b>	<b>2</b>
II.	<b>The District .....</b>	<b>3</b>
	District Map	
	Boundaries of the DDA	
III.	<b>Objective and Purposes .....</b>	<b>5</b>
IV.	<b>Plan of Development Projects.....</b>	<b>7</b>
V.	<b>Strategic Downtown Plan .....</b>	<b>12</b>
VI.	<b>Methods of Financing Projects.....</b>	<b>14</b>
VII.	<b>Appendices.....</b>	<b>16</b>

# Foreword

---

The downtown (“Downtown”) of the City of Loveland (“Loveland”) serves as the heart of a city that from its beginnings in 1877 has defined the best of Colorado’s entrepreneurial spirit and sense of civic pride, with an emphasis on arts and cultural activities. Downtown Loveland residents, businesses and property owners believe that a strong economic foundation is critical to sustaining a vibrant community respectful of its history, committed to the full inclusion of all its citizens, and strategically positioned to thrive in a globally competitive marketplace.

This Plan of Development (the “Plan”) is an essential first legal step in creating a vibrant Downtown that provides a safe, dynamic environment to gather, live, educate, shop, work and play. The needs of the Downtown have been recognized over the past years in vision documents, comprehensive and strategic plans and master planning efforts. These documents have identified the need to have a strong Downtown for the economic health and future of Loveland.

The emphasis of this Plan is on the needs of the Downtown over a thirty (30) to fifty (50) year period and the type of projects and programs that are required to satisfy those needs, rather than dictating the physical location, dimensions and design which can only evolve through continual planning efforts.

# District Map



**Loveland Downtown Development Authority  
Established by Ordinance No. 5927  
Revised May 16, 2017 by Ordinance No. 6115**

## Boundaries of the DDA

---

The boundary of the Loveland Downtown Development Authority (the “DDA”), as shown on the preceding map, outlines the area in which the DDA will exercise its statutory powers (the “District”). The District was established based on the best information available at the time. It is intended that the boundaries may change given changing times and circumstances. Property owners adjoining the District are encouraged to petition for inclusion when the uses and purposes of their properties become compatible with the purposes of the District.

The legal description of the District is attached as Appendix I to this Plan.

## Objective and Purposes

---

The primary objectives of the DDA are to promote the safety, prosperity, security and general welfare of the District and its inhabitants, to prevent deterioration of property values and structures within the District, to prevent the growth of blighted areas within the District, to assist Loveland in the development, redevelopment and planning of the economic and physical restoration and growth of the District, to improve the overall appearance, condition and function of the District, to encourage a variety of uses compatible with the artistic and cultural community, to sustain and improve the economic vitality of the District, to promote the historic, artistic and cultural elements of the District, and to encourage pedestrian traffic and security in the District. To achieve these objectives, the specific goals of the DDA include the following and any other activities, plans, and development and redevelopment authorized by law.

The Plan recognizes that this is a long-term revitalization strategy focused on implementing an entrepreneurial environment in which District products and services meet local demands and attract new residents and businesses to the area.

To achieve these objectives, the specific goals of the DDA include, but are not limited to the following:

1. Work with private entities, developers and property owners to promote positive investment in the District.
2. Work with business owners, and business entrepreneurs to promote retail growth, new job growth and other uses in the District.
3. Identify and help form collaborative public/private partnerships that promote economic growth in ways that honor and sustain strong community values.
4. Implement key elements of Loveland's approved infrastructure plan.
5. Increase residential and employment density as catalysts for enriching life for residents and visitors alike.
6. Assist emerging and existing businesses in navigating various local, county, and state regulations and taxing policies.
7. Identify and establish a communications process with current business and property owners within the District.
8. Establish multiple communication forums with emphasis on email, social media, and newspaper.
9. Work with Loveland in evaluating and potentially implementing a "One Stop" approach to Downtown development including identifying a potential organizational structure therefor.
10. Improve the visual attractiveness of the District including but not limited to façade renovations, public streets, alleys, curbs, gutters, sidewalks, lighting along with street furniture and landscaping.
11. Underground the utility systems.
12. Promote a diversity of activities in the District.

13. Promote and encourage the renovation and reuse of vacant and deteriorated structures within the District.
14. Encourage the creation and continuation of public events within the District.
15. Promote and market the District.
16. Promote Loveland's unique identity as a destination for arts and culture.

# Plan of Development Projects

A. Plan projects may include public facilities and other improvements to public or private property of all kinds consistent with the priorities of the DDA by all means permitted by federal, state and local laws and regulations, **including but not limited to**, land assemblage, demolition, removal, site preparation, construction, renovation, repair, remodeling, reconstruction purchase of property interests, rehabilitating, equipping, selling and leasing in connection with such public and private improvements.

## Summary of Total Estimated Project Costs

Projects	City/DDA	Other Public/Non-Profit	Private
Redevelopment Projects	\$31,537,500	\$21,000,000	\$154,800,000
Infrastructure	\$27,144,000		
Other	\$2,000,000		
<b>TOTAL ALL PROJECTS</b>	<b>\$60,681,500</b>	<b>\$21,000,000</b>	<b>\$154,800,000</b>

\*All costs and funding contributions identified in the Plan as either City, DDA, Public/Non-Profit or Private are estimates only recognizing the Plan of Development is a 25 to 30 year plan for improvements in the downtown.



- A. Descriptions of specific development projects that have been conceptually identified as potential key downtown **redevelopment projects** including, but not limited to, the following:

<b>PLAN OF DEVELOPMENT PROJECTS</b>				
<b>PROJECT</b>	<b>CITY/DDA FUNDING</b>	<b>OTHER PUBLIC FUNDING</b>	<b>PRIVATE</b>	<b>DESCRIPTION</b>
<b>Redevelopment Projects</b>				
The Foundry 1st to 3rd (Lincoln to Cleveland)	\$17,100,000	\$15,000,000	\$45,000,000	Amount includes the estimate on land plus the cost of redevelopment. Costs assume a parking structure, civic plaza and other public improvements. Other public funding may include Metro/Special Districts.
5th & Cleveland (Banner Medical Building & Retail Shop)	\$2,000,000		\$20,000,000	Assumes acquisition, demolition and redevelopment of medical office and retail buildings. Also assume public & public related improvements.
201 E 5th Street (Reporter Herald Building)	\$100,000		\$1,000,000	Assumes redevelopment and public & public related and façade improvements.
4th & Lincoln (Heartland Corner)	\$1,850,000		\$9,000,000	Assumes acquisition, demolition and redevelopment of site. Public & public-related and façade improvements. Project may include metro/special districts.

## Redevelopment Projects (con't)

Loveland Hotel	\$200,000	\$200,000	\$2,000,000	Estimates are for building improvements, public & public related and façade improvements, assumes historic grant funding if available.
Feed & Grain	\$31,250	\$2,300,000	\$2,000,000	Assumes historic/economic development grants; private investment, and façade improvements.
Safeway Redevelopment	\$3,000,000	\$-	\$30,000,000	Requires further investigation
Railroad Site	\$1,500,000	\$-	\$15,000,000	Land at 7th & Garfield
Banner Building - 320 N Cleveland	\$500,000		\$5,000,000	Redevelopment of entire corner
Project Cost Escalation (20%)	\$5,256,250	\$3,500,000	\$25,800,000	
<b>Sub-Total Redevelopment</b>	<b>\$31,537,500</b>	<b>\$21,000,000</b>	<b>\$154,800,000</b>	

- B. Descriptions of specific potential public facilities and improvements that have been conceptually identified to complement private developments including, but not limited to, the following:

<b>PLAN OF DEVELOPMENT PROJECTS</b>				
<b>PROJECT</b>	<b>CITY/DDA FUNDING</b>	<b>OTHER PUBLIC FUNDING</b>	<b>PRIVATE</b>	<b>DESCRIPTION</b>
<b>Infrastructure Projects</b>				
4th Street / Phase 1-3 blocks	\$5,860,000			(2009 HIP Streets Master Plan) 4th Street from Railroad to Jefferson
4th Street / Additional 2 blocks	\$2,500,000			(2009 HIP Streets Master Plan) - 4th Street to Garfield and Washington
3rd Street	\$2,250,000			(2009 Hip Streets Master Plan) 3rd Street west of Cleveland to Feed and Grain
5th Street	\$3,010,000			(2009 HIP Streets Master Plan) 5th Street from Lincoln to Railroad
Power (electric utilities)	\$5,000,000			Estimates are for \$300,000 per block to underground the power
Railroad Avenue - 1st to 5th	\$4,000,000			May include connectivity with the trail system.
Cost Escalation (20%)	\$4,524,000			Estimates were completed in 2009, the number is 20 percent of the cost of the street/streetscape improvements
<b>Sub-Total Infrastructure</b>	<b>\$27,144,000</b>			

C. **Other specific development projects and public facilities** currently contemplated are as follows:

<b>PLAN OF DEVELOPMENT PROJECTS</b>				
<b>PROJECT</b>	<b>CITY/DDA FUNDING</b>	<b>OTHER PUBLIC FUNDING</b>	<b>PRIVATE</b>	<b>DESCRIPTION</b>
<b>Other Projects</b>				
Trail Expansion / Bike-Pedestrian	\$1,000,000			
Railroad Quiet Zones	\$1,000,000	\$2,000,000		Includes four rail crossings located at 1st, 4th, 6th & 7th Streets
<b>Sub-Total Other</b>	<b>\$2,000,000</b>	<b>\$2,000,000</b>		

The DDA also may seek to support other projects not directly identified above including, but not limited to, the following:

1. Beautification programs;
2. Pedestrian facilities and circulation improvements;
3. Parking that is not otherwise included within specific projects (i.e., The Foundry); and
4. Downtown hotel or other convention facilities built in conjunction with a private development.

# Strategic Downtown Plan

---

The DDA, acting in coordination with the Loveland Downtown Partnership and the City of Loveland, will need to establish short and long-term priorities based on adopted strategic plans and identified development projects as such plans and projects evolve. The current plans, which are referenced below and attached as Appendices II through V to this Plan, are as follows:

## **Appendix II: *A Strategic Plan for Revitalizing Downtown Loveland (2014)***

The plan, adopted by the Loveland City Council and the Loveland Downtown Partnership, provides the comprehensive outline for short and long-term success in Downtown Loveland.

A Strategic Plan for Revitalizing Downtown Loveland is driven by the following principles:

1. We are committed to a process driven by community stakeholders and supported by the City of Loveland.
2. We are committed to a long-term revitalization strategy (25-30 yrs.) that combines immediate action to improve communications and marketing with an ongoing responsibility to maintain and improve the downtown infrastructure.
3. We are committed to shaping policies and procedures that provide adequate flexibility for the organization to respond quickly and effectively to changing conditions at the local, state, national, and/or international levels.
4. We are committed to implementing an entrepreneurial environment in which Downtown products and services meet local demands and attract new residents and businesses to the area.
5. We are committed to shaping collaborative public/private partnerships that promote economic growth in ways that honor and sustain strong community values.

## **Appendix III: *Downtown Vision Book (2010)***

The purpose of the Downtown Vision Book is to highlight catalyst projects, and describe the context, character and the opportunity for revitalization. In addition, the Downtown Vision Book identifies ideas, opportunities and strategies to further benefit Downtown Loveland. The Private-Public projects are designed to capture not only the value of public participation, but to be a catalyst for private investment, enhanced connections and enrichment of the community experience for residents, businesses and visitors alike.

**Appendix IV: *Destination Downtown: HIP Streets Master Plan (Infrastructure Plan) (2010) – to be updated in 2017.***

The Infrastructure Plan was completed in 2010, and highlights the streetscape, utility and other public infrastructure improvements in Downtown Loveland.

**Appendix V: *Downtown Strategic Plan – Amendment to the City’s Comprehensive Plan (2009) /Create Loveland, City of Loveland Comprehensive Plan, adopted in June 2016.***

The Downtown Strategic Plan, adopted by the Loveland City Council as an amendment to the Comprehensive Plan, was the basis for the effort by the City and the Loveland Downtown Team to revitalize the Downtown.

# Methods of Financing Projects and Commitment of Funds

---

In order to finance the projects and purposes of the DDA, the following financial sources and commitment of funds are authorized:

Methods of Financing Projects - The DDA is permitted to receive and utilize the following funding sources:

- A. Proceeds of bonds, loans or advances to, or indebtedness incurred by the City of Loveland secured by the pledge of the following tax revenues for the maximum period of time authorized by C.R.S. § 31-25-807(3):
  - 1. Property Tax Increment: All of that portion of property taxes in excess of such taxes which are produced by the levy at the rate fixed each year by or for any public body upon the valuation for assessment of taxable property within the boundaries of the District last certified prior to the effective date of approval by the City Council of Loveland of this Plan or, as to an area later added to the boundaries of the District, the effective date of the modification of this Plan.
  - 2. Municipal Sales Tax Increment: All of that portion of municipal sales tax in excess of such taxes collected within the boundaries of the District for the twelve-month period ending on the last day of the month prior to the effective date of approval by the City Council of Loveland of this Plan. For purposes of calculating the amount of municipal sales tax, "municipal sales tax" shall be as defined in Section 3.16.010 and Section 3.16.020A of the Loveland Municipal Code.
    - a. Municipal sales tax or property tax increment revenues that are obligated to be paid in accordance with the specific terms and conditions of any economic incentive agreement or financing plan committing said revenues in effect as of the approval date of this Plan shall be deducted from those sales or property tax increment revenues available for use for other approved DDA projects until said obligations are legally terminated.
  - 3. Other Sources: Such other sources of revenue for repayment of bonds, loans, advances or other indebtedness of Loveland as may be authorized by law.

All such taxes described in this Paragraph A shall be adjusted, collected, allocated and used as set forth in C.R.S. § 31-25-807(3), as amended from time to time.

- B. Membership fees;
- C. Private contributions;
- D. Proceeds of loans to the DDA;
- E. Fees and other charges imposed in connection with projects undertaken by the DDA;

- F. Grants and other funds made available by public agencies and other entities;
- G. All types of bond issues, including industrial development revenue and special assessment bonds;  
and
- H. All such other sources and methods as may be authorized by law from time to time, including but not limited to, C.R.S. § 31-25-801, *et seq.*

**Commitment of Funds** - Certain DDA eligible funds have been, or may be, committed to the following financial obligations.

- a. On January 27, 2015, the City of Loveland and Thornton Long Term Investments, L.L.C. entered into that certain Agreement for City Incentive, Fee Waiver, and Construction Materials Use Tax Waiver with Thornton Long Term Investments, L.L.C. for a Sprouts Farmers Market (the “Agreement”). Pursuant to the Agreement, a \$2,200,000 incentive was provided by the City of Loveland which is to be repaid at a rate of three percent (3%) interest, amortized over a ten (10) year period, in accordance with the terms and conditions of the Agreement.
- b. On March 14, 2017, the City of Loveland entered into those certain Certificates of Participation (the “COPs”) for the purpose of financing the construction costs of a parking structure and other public improvements associated with the Foundry development located north of 1st Street and south of Backstage Alley between Lincoln Avenue and Cleveland Avenue. Currently, tax increment revenue attributable to the Loveland Urban Renewal Authority (“LURA”) is intended to repay the COPs. It is anticipated that, assuming voter approval of the debt questions presented at the November 7, 2017 election, the LURA may be dissolved and the DDA will utilize both sales and property tax increment revenue generated from the development as provided above to assist with the repayment of the COPs.



# Appendices

## **Appendix I:     *Legal Description of Downtown Development District***

Beginning at the point of intersection of the south right-of-way (ROW) line of E. 4<sup>th</sup> Street and the east ROW line of N. Washington Avenue;

Thence southerly along said east ROW line to its point of intersection with the north ROW line of E. 3<sup>rd</sup> Street;

Thence continuing southerly to the point of intersection of the south ROW line of E. 3<sup>rd</sup> Street and the east ROW line of N. Washington Avenue;

Thence continuing southerly along said east ROW line to its point of intersection with the north ROW line of E. 1<sup>st</sup> Street;

Thence southwestwardly to the point of intersection of the south ROW line of E. 1<sup>st</sup> Street and the east ROW line of S. Washington Avenue;

Thence westerly to the point of intersection with the south ROW line of E. 1<sup>st</sup> Street and the west ROW line of S. Washington Avenue;

Thence westerly along said south ROW line of E. 1<sup>st</sup> Street to the point of intersection of the east ROW line of South Jefferson Avenue and the south ROW line of E. 1<sup>st</sup> Street;

Thence southerly along said east ROW line of South Jefferson Avenue to the point of intersection of the north ROW line of 3<sup>rd</sup> Street S.E. and the east ROW line of South Jefferson Avenue,

Thence southerly along the east ROW line extended of South Jefferson Avenue to the point of intersection of the south ROW line of 3<sup>rd</sup> Street S.E.;

Thence continuing westerly along said south ROW line to its point of intersection with the east ROW line of S. Lincoln Avenue;

Thence southerly along said east ROW line to its point of intersection with the north line extended of the 5<sup>th</sup> Street S.E. ROW;

Thence continuing southerly along said east ROW line to its point of intersection with the south line of the 5<sup>th</sup> Street S.E. ROW line;

Thence southerly along said east ROW line to its point of intersection with the north line of the 8<sup>th</sup> Street S.E. ROW;

Thence continuing southerly along said east ROW line to its point of intersection with the south line of the 8<sup>th</sup> Street S.E. ROW;

Thence westerly along the south line extended of the 8<sup>th</sup> Street S.E. ROW to the west line of the S. Lincoln Avenue ROW;

Thence northerly along the west ROW line of S. Lincoln Avenue to its point of intersection with the southwest line of the S. Cleveland Avenue ROW;

Thence continuing northwesterly along said southwest ROW line to its point of intersection with the south line of the 5<sup>th</sup> Street S.E. ROW;

Thence northerly along the west line of the S. Cleveland Avenue ROW to its point of intersection with the north line of the 5<sup>th</sup> Street S.E. ROW;

Thence continuing northerly along said west ROW line of S. Cleveland Avenue to its intersection with the north bank of the Farmer's Ditch;

Thence northwesterly along said bank to its point of intersection with the west ROW line of the Burlington Northern/Santa Fe Railroad and the south line of Henrikson Addition;

Thence continuing northwesterly along said south line to the southwest corner of Henrikson Addition;

Thence northerly along the west line of said Henrikson Addition to its point of intersection with the south ROW line of 2<sup>nd</sup> Street S.W.;

Thence westerly along said south ROW line to the NW corner of Mill First Addition;

Thence northerly perpendicular to said ROW line to a point on the south line of Mill Second Addition;

Thence westerly along said south line to the SW corner of Mill Second Addition;

Thence northerly and easterly along the west line of said Mill Second Addition to the NW corner thereof;

Thence easterly and southerly along the north line of Mill Second Addition to the NE corner thereof;

Thence northeasterly to the SE corner of Riverside Addition;

Thence northerly along the east line of Riverside Addition to its point of intersection with the south ROW line of W. 1<sup>st</sup> Street;

Thence continuing northwesterly to the point of intersection of the north ROW line of W. 1<sup>st</sup> Street and the west ROW line of the N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 2<sup>nd</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of W. 2<sup>nd</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 3<sup>rd</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of W. 3<sup>rd</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly to the point of intersection of the south ROW line of the alley between W. 3<sup>rd</sup> Street and W. 4<sup>th</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly to the point of intersection of the north ROW line of said alley and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 4<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of W. 4<sup>th</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of the alley between W. 4<sup>th</sup> Street and W. 5<sup>th</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly to the point of intersection of the north ROW line of said alley and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 5<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of W. 5<sup>th</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 6<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of W. 6<sup>th</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 7<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of W. 7<sup>th</sup> Street and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line its point of intersection with the south ROW line of the alley between W. 7<sup>th</sup> Street and W. 8<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of said alley and the west ROW line of N. Garfield Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of W. 8<sup>th</sup> Street;

Thence southeasterly to the point of intersection of the east ROW line of N. Garfield Avenue and the north ROW line of W. 8<sup>th</sup> Street, which is the southwest corner of lot 14 of Block 3 of the original Loveland town plat;

Thence easterly along said north ROW line of W. 8<sup>th</sup> Street to the southeast corner of lot 10 of Block 3 of the original Loveland town plat;

Thence northerly along the east property line of said lot 10 to a point of intersection with the south boundary of lot 19 of block 5 of the Amended Plat of Lakeside Addition;

Thence easterly to the southeast corner of lot 19 of block 5 of the Amended Plat of Lakeside Addition;

Thence northeasterly to a point along said east boundary of the Amended Plat of Lakeside Addition located 50 feet north of the south lot line of lot 17 of the Amended Plat of Lakeside Addition;

Thence west to the southeast corner of the Lakeside 9<sup>th</sup> Subdivision;

Thence northeasterly along the east boundary of the Lakeside 9<sup>th</sup> Subdivision to the northeast corner of the Lakeside 9<sup>th</sup> Subdivision;

Thence easterly along the south boundary to the southeast corner of the Lakeside 9<sup>th</sup> Subdivision;

Thence easterly along the south boundary line of lot 16 of Block 5 of the Amended Plat of Lakeside Addition to the southeast corner of said lot 16;

Thence northeasterly to the northeast corner of said lot 16 of Block 5 of the Amended Plat of Lakeside Addition;

Thence northeasterly along the east boundary of the Amended Plat of Lakeside Addition to the intersection of the south ROW line of W. 10<sup>th</sup> Street;

Thence northeasterly to a point of intersection of the north ROW line of W. 10<sup>th</sup> Street and the west ROW line of the Burlington Northern/Santa Fe Railroad;

Thence northeasterly to the point of intersection of the north ROW line of E. 10<sup>th</sup> Street and the east ROW line of Bartholf Court;

Thence easterly along the north ROW line of E. 10<sup>th</sup> Street to the intersection of the west ROW line of N. Cleveland Avenue and the north ROW line of E. 10<sup>th</sup> Street;

Thence northerly along the west ROW line of N. Cleveland Avenue to its point of intersection with the south line of the Little Barnes Ditch;

Thence continuing northerly to the point of intersection of the north line of the Little Barnes Ditch and the west ROW line of N. Cleveland Avenue;

Thence southwesterly along the north line of the Little Barnes Ditch to a point 75 feet west of the west ROW line N. Cleveland Avenue;

Thence northerly to the point on the south ROW line of E. 11<sup>th</sup> Street, 75 feet west of the west ROW line of N. Cleveland Avenue;

Thence northwesterly to the point of intersection of the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue and the north ROW line of E. 11<sup>th</sup> Street;

Thence northerly along said west alley ROW line to its point of intersection with the south ROW line of the alley between E. 11<sup>th</sup> Street and E. 12<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of the alley between E. 11<sup>th</sup> Street and E. 12<sup>th</sup> Street and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west alley ROW line to its point of intersection with the south ROW line of E. 12<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of E. 12<sup>th</sup> Street and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west alley ROW line to its point of intersection with the south ROW line of the alley between E. 12<sup>th</sup> Street and E. 13<sup>th</sup> Street;

Thence easterly to the point of intersection of the east ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue and the midpoint of the westerly Lot line of Lot 8 of Block 5 of Loveland Heights Addition;

Thence easterly through the east-west centerline of said Lot 8, to a point of intersection of west ROW line of N. Cleveland Avenue and the midpoint of the easterly lot line of Lot 8 of Block 5 of Loveland Heights Addition;

Thence continuing northerly along the west ROW line of N. Cleveland Avenue to the northeast corner of Lot 10 of Block 5 of Loveland Heights Addition;

Thence westerly along the north property line of said Lot 10 to the point of intersection of the east ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue and the northwest corner of Lot 10, Block 5 of Loveland Heights Addition;

Thence westerly across said alley ROW along the north property line extended of Lot 10, Block 5 of Loveland Heights Addition to its intersection with the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of E. 13<sup>th</sup> Street;

Thence continuing northerly to the point of intersection of the north ROW line of E. 13<sup>th</sup> Street and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west ROW line to its point of intersection with the south ROW line of the alley between E. 13<sup>th</sup> Street and E. Eisenhower Boulevard;

Thence continuing northerly to the point of intersection of the north ROW line of said alley between E. 13<sup>th</sup> Street and E. Eisenhower Boulevard and the west ROW line of the alley between N. Railroad Avenue and N. Cleveland Avenue;

Thence continuing northerly along said west ROW line to the point of intersection of the east line of Lot 21, Block 4, Loveland Heights Addition and the south line of the vacated alley ROW;

Thence easterly along said south line to the centerline of the vacated alley ROW;

Thence northerly along said centerline to its point of intersection with the south ROW line of E. Eisenhower Boulevard;

Thence continuing northerly along the west line extended of said Lots to its point of intersection with the centerline of E. Eisenhower Avenue;

Thence westerly along said centerline, to its point of intersection with the west ROW line of the Burlington Northern/Santa Fe Railroad;

Thence northwesterly along said west ROW line to its point of intersection with the north line extended of the E. 15<sup>th</sup> Street ROW;

Thence easterly along said north line extended to its point of intersection with the west ROW line of Jackson Avenue;

Thence easterly along said north line extended of the East 15<sup>th</sup> Street ROW to its point of intersection with the east ROW line of Jackson Avenue;

Thence continuing easterly along the north ROW of E. 15<sup>th</sup> Street to its point of intersection with the east ROW line of the alley between Jackson Avenue and N. Cleveland Avenue;

Thence northerly along said east ROW of the alley to a point at the intersection of the said east ROW of the alley and the southwest corner of lot 8 of the Capitol Hill Addition;

Thence easterly along the south lot line of lot 8 of the Capitol Hill Addition to the intersection of the west ROW line of N. Cleveland Avenue and the south lot line of said lot 8;

Thence southerly along the west ROW line of N. Cleveland Avenue to the point of intersection of the north ROW line of E. 15<sup>th</sup> Street and the west ROW line of N. Cleveland Avenue;

Thence easterly to the intersection of the north ROW line of E. 15<sup>th</sup> Street and the east ROW line of N. Cleveland Avenue;

Thence easterly along the north ROW line of E. 15<sup>th</sup> Street to a point at the intersection of the west ROW line of the alley between N. Cleveland Avenue and N. Lincoln Avenue;

Thence northerly along the west ROW line of said alley to a point of intersection of the south ROW line of E. 16<sup>th</sup> Street and the alley between N. Cleveland Avenue and N. Lincoln Avenue;

Thence northerly to a point of intersection of the north ROW line of E. 16<sup>th</sup> Street, and the west ROW line of the alley between N. Cleveland Avenue and N. Lincoln Avenue;

Thence northerly along the west ROW line of said alley to the northeast corner of Lot 6 of Cleveland of North End Addition;

Thence westerly along the north boundary of lot 6 of the Cleveland of North End Addition to the northwest corner of said Lot 6;

Thence northwesterly to the point of intersection of the west ROW line of N. Cleveland Avenue and the southern property line of the Loveland Burial Park Cemetery;

Thence easterly along said southern property line to its point of intersection with the west ROW line of N. Cleveland Avenue;

Thence northeasterly along the northwestern ROW line of N. Cleveland Avenue to its point of intersection with the west ROW line of N. Lincoln Avenue;

Thence northerly along said west ROW line to its point of intersection with the south line extended of the E. 20<sup>th</sup> Street ROW;

Thence easterly along said south line extended to its intersection with the east ROW line of N. Lincoln Avenue;

Thence southerly along said east ROW line to its point of intersection with the south boundary line of the Stephenson 1<sup>st</sup> Subdivision;

Thence easterly along said south boundary line to its point of intersection with the west boundary of the Conger Subdivision of the North End Addition;

Thence southerly along said west boundary line to its intersection with the south boundary of the Conger Subdivision of the North End Addition;

Thence easterly along said south boundary to its intersection with the west boundary line of the Grandview Subdivision of North End Addition;

Thence southerly along said west boundary line to its intersection with the north ROW line of E. 16<sup>th</sup> Street;

Thence southerly along said west boundary line to its intersection with the south ROW line of E. 16<sup>th</sup> Street;

Thence westerly along the south ROW line of E. 16<sup>th</sup> Street to the point of intersection of the south ROW line of E. 16<sup>th</sup> Street and the west ROW line of N. Jefferson Avenue;

Thence westerly along the south ROW line of E. 16<sup>th</sup> Street to the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;

Thence southerly along the east ROW line of said alley to a point at the intersection of the Turney Briggs 2<sup>nd</sup> Subdivision and the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;

Thence easterly along the north boundary of Turney Briggs 2<sup>nd</sup> Subdivision to the intersection of the northeast corner of the Turney Briggs 2<sup>nd</sup> Subdivision and the west ROW line of N. Jefferson Avenue;

Thence easterly across N. Jefferson Avenue to the intersection of the east ROW line of N. Jefferson Avenue and the southwest corner of Lot 29, Block 3 of Turney Briggs Addition;

Thence southerly along said east ROW line of N. Jefferson Avenue to its point of intersection with the north ROW line of E. Eisenhower Blvd.;

Thence southerly along said east ROW line to its point of intersection with the south ROW line of E. Eisenhower Blvd.;

Thence continuing southerly along said east ROW line to its point of intersection with the south boundary line extended of the WARNOCK ADD AMD L1-4 35-39 & POR L40 & VACATED ALLEY Subdivision;

Thence westerly along said south boundary line extended to its intersection with the west ROW line of N. Jefferson Avenue;

Thence westerly along said south boundary line to its point of intersection with the west ROW line extended of the alley between N. Lincoln Avenue and N. Jefferson Avenue;

Thence southerly along said west alley ROW line to its point of intersection with the north ROW line of E. 13<sup>th</sup> Street;

Thence continuing southerly to the point of intersection of said west alley ROW line and the south ROW line of E. 13<sup>th</sup> Street;

Thence continuing southerly along said west alley ROW line to its point of intersection with north bank of the Big Lateral Ditch;

Thence northwesterly along north bank of said ditch to its intersection with the east ROW line of N. Lincoln Avenue;

Thence southerly along the east ROW line of N. Lincoln Avenue to a point 50 feet north of the southwest corner of Lot 6, Block 1 of the McKee Meadows Addition;

Thence easterly along a line 50 feet north of the southern property line of said Lot 6, Block 1 to its intersection with the west ROW line of the alley between N. Lincoln Avenue and N. Jefferson Avenue;

Thence continuing southerly along said west alley line to its point of intersection with the north ROW line of E. 12<sup>th</sup> Street;

Thence continuing southerly to the point of intersection of said west alley line with the south ROW line of E. 12<sup>th</sup> Street;

Thence continuing southerly along said west alley ROW line to its point of intersection with the north line of Lot 17, Block 2 of the McKee Meadows Addition;

Thence continuing westerly along north line of said Lot 17 to its point of intersection with the east ROW line of N. Lincoln Avenue;

Thence continuing southerly along the east ROW line of N. Lincoln Avenue to its point of intersection with the centerline of the alley ROW vacated via Ordinance 3317 and recorded at Reception Number 86051452 adjoining Block 2, Lincoln Place Addition;

Thence easterly along the centerline of said vacated alley to its point of intersection with the east line of Lot 10, Block 2, Lincoln Place Addition;

Thence southerly along said east line 20 feet to a point; Thence westerly perpendicular to said east line to a point on the east line of Lot 11, Block 2, Lincoln Place Addition;

Thence southerly along the east line of said Lot 11 to its point of intersection with the north ROW line of E. 11<sup>th</sup> Street;

Thence continuing southerly to the point of intersection of the east line of Lot 11, Block 3, Lincoln Place Addition and the south ROW line of E. 11<sup>th</sup> Street;

Thence westerly along said south ROW line to its point of intersection with the east line of Lot 13, Block 3, Lincoln Place Addition;

Thence southerly along said east line to its point of intersection with the north ROW line of the Great Western/Omni Railroad;

Thence easterly along said north ROW line to its point of intersection with the east line of Lot 10, Block 3, Lincoln Place Addition;

Thence southwestwesterly to the point of intersection of the east line of Lot 2, Block 5, Orchard Park Addition and the south ROW line of said Railroad;

Thence continuing southerly along the east line of said Lot 2 to the NE corner of Lot 1, Block 5, Orchard Park;

Thence continuing south along the east line of said Lot 1 to its point of intersection with the north ROW line of E. 10<sup>th</sup> Street;

Thence southwestwesterly to the point of intersection of the south ROW line of E. 10<sup>th</sup> Street and the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;

Thence southerly along said east ROW line to its point of intersection with the north ROW line of E. 8<sup>th</sup> Street;  
 Thence continuing southerly to the point of intersection of the south ROW line of E. 8<sup>th</sup> Street and the east ROW line of the alley between N. Jefferson Avenue and N. Lincoln Avenue;  
 Thence southerly along said east ROW line to its point of intersection with the north ROW line of the alley between E. 8<sup>th</sup> Street and E. 7<sup>th</sup> Street;  
 Thence easterly along said north ROW line to its point of intersection with the west ROW line of N. Jefferson Avenue;  
 Thence continuing easterly to the point of intersection of said north ROW line and the east ROW line of N. Jefferson Avenue;  
 Thence southerly to the point of intersection of the south ROW line of said alley and the east ROW line of N. Jefferson Avenue;  
 Thence continuing southerly along said east line to its point of intersection with the north ROW line of E. 7<sup>th</sup> Street;  
 Thence continuing southerly to the point of intersection of the south ROW line of E. 7<sup>th</sup> Street and the east ROW line of E. Jefferson Avenue;  
 Thence continuing southerly along said east line to its point of intersection with the north ROW line of the alley between E. 7<sup>th</sup> Street and E. 6<sup>th</sup> Street;  
 Thence continuing southerly to the point of intersection of the south ROW line of said alley and the east ROW line of N. Jefferson Avenue;  
 Thence continuing southerly along said east line to its point intersection with the north ROW line of E. 6<sup>th</sup> Avenue;  
 Thence easterly along said north line to its point intersection with the west ROW line of N. Washington Avenue;  
 Thence continuing easterly to the point intersection of the north ROW line of E. 6<sup>th</sup> Avenue and the east ROW line of N. Washington Avenue;  
 Thence southerly to the point of intersection of the south ROW line of E. 6<sup>th</sup> Avenue and the east ROW line of N. Washington Avenue;  
 Thence southerly along said east ROW line to its point of intersection with the north ROW line of the alley between E. 6<sup>th</sup> Street and E. 5<sup>th</sup> Street;  
 Thence continuing southerly to the point of intersection of the south ROW line of said alley and the east ROW line of N. Washington Avenue;  
 Thence continuing southerly along said east line to its point of intersection with the north ROW line of E. 5<sup>th</sup> Street;  
 Thence southeasterly across E. 5<sup>th</sup> Street to the intersection of the south ROW line of E. 5<sup>th</sup> Street and the northeast corner of Harris Subdivision;  
 Thence southerly along the east boundary of Harris Subdivision to the north ROW line of the alley between E. 5<sup>th</sup> Street and E. 4<sup>th</sup> Street;  
 Thence southeasterly across said alley to a point along the south ROW line of the alley between E. 5<sup>th</sup> Street and E. 4<sup>th</sup> Street at 100 feet west of the N. Washington ROW;  
 Thence southerly to the northeast corner of Lot 2 of Block 1 of Everett's Eighth Subdivision;  
 Thence westerly along the north boundary of said lot 2 to the northwest corner of Lot 2 of Block 1 of Everett's Eighth Subdivision;  
 Thence southerly along the west boundary of said Lot 2 to the north ROW line of E. 4<sup>th</sup> Street;  
 Thence southwesterly across E. 4<sup>th</sup> Street to the Point of Beginning;

And,

Less [County building parcel] LOTS 13 THRU 16, BLK 7, City of Loveland, County of Larimer, State of Colorado; ALSO POR VACATED ALLEY PER BK 1712 PG 733; and [Former Home State Bank parcel] LOTS 1 THRU 8, BLK 12, City of Loveland, County of Larimer, State of Colorado; and [Museum parcel] LOTS 19-24, BLK 12, City of Loveland, County of Larimer, State of Colorado; and [Vacant Parking Lot parcel] LOTS 1-7, LESS S 25 FT LOTS 1-3 AND LESS S 25 FT OF E 5 FT LOT 4, BLK 13, City of Loveland, County of Larimer, State of Colorado; and [Lincoln Place parcel] The subdivision LINCOLN PLACE COMMUNITY CONDOS, City of Loveland, County of Larimer, State of Colorado (20100069697) in its entirety (formerly known as Block 41 of Finley's Addition, City of Loveland, County of Larimer, State of Colorado); and [Street & Alley ROW] The full right-of-way of East 6th Street east of the easterly boundary line of the N. Cleveland Avenue right-of-way and west of the centerline of the N. Jefferson Avenue right-of-way, City of Loveland, County of Larimer, State of Colorado; and All public alley right-of-way within BLK 12, City of Loveland, County of Larimer, State of Colorado; and The full right-of-way of East 5th Street east of the easterly boundary line of the N. Cleveland Avenue right-of-way and west of the westerly boundary line of the N. Lincoln Avenue right-of-way, City of Loveland, County of Larimer, State of Colorado; and The north half of the street right-of-way of the intersection of East 5th Street and N. Lincoln Avenue, north of the centerline of East 5th Street, City of Loveland, County of Larimer, State of Colorado; and The north half of the right-of-way of East 5th Street north of the centerline of East 5th Street, east of the easterly

boundary of the N. Lincoln Avenue right-of-way, and west of the centerline of the N. Jefferson Avenue right-of-way, City of Loveland, County of Larimer, State of Colorado; and The west half of the street right-of-way of N. Jefferson Avenue south of the southerly boundary of East 6th Street, and north of the northerly boundary of E 5th Street, City of Loveland, County of Larimer, State of Colorado.

Prepared by: Troy W. Jones, Architect, Land Planner  
MTA Planning & Architecture  
Fort Collins, Colorado

Reviewed by: Scott Pearson  
Engineering Technician  
Public Works Engineering  
City of Loveland, Colorado

**Appendix II:***Link to “A Strategic Plan for Revitalizing Downtown Loveland” (2014)*

<http://www.ci.loveland.co.us/modules/showdocument.aspx?documentid=9376>

---

**Appendix III:***Link to Downtown Vision Book (2010)*

<http://www.ci.loveland.co.us/modules/showdocument.aspx?documentid=9378>

---

**Appendix IV:***Link to Destination Downtown: HIP Streets Master Plan (Infrastructure Plan) (2010)*

<http://www.ci.loveland.co.us/modules/showdocument.aspx?documentid=9729>

**Appendix V:**Create Loveland, City of Loveland Comprehensive Plan, adopted in June 2016.

<http://www.cityofloveland.org/home/showdocument?id=33023>





City of Loveland

# HIP STREETS - 4<sup>TH</sup> STREET DOWNTOWN DEVELOPMENT AUTHORITY

AUGUST 14, 2023



# AGENDA

The project team is presenting the planned approach for the design and construction of the HIP Street Plan along 4<sup>th</sup> Street.

4

**PROJECT BACKGROUND**

5

**CURRENT CONDITIONS AND  
PLANNED MAINTENANCE**

7

**PROPOSED IMPROVEMENTS**

16

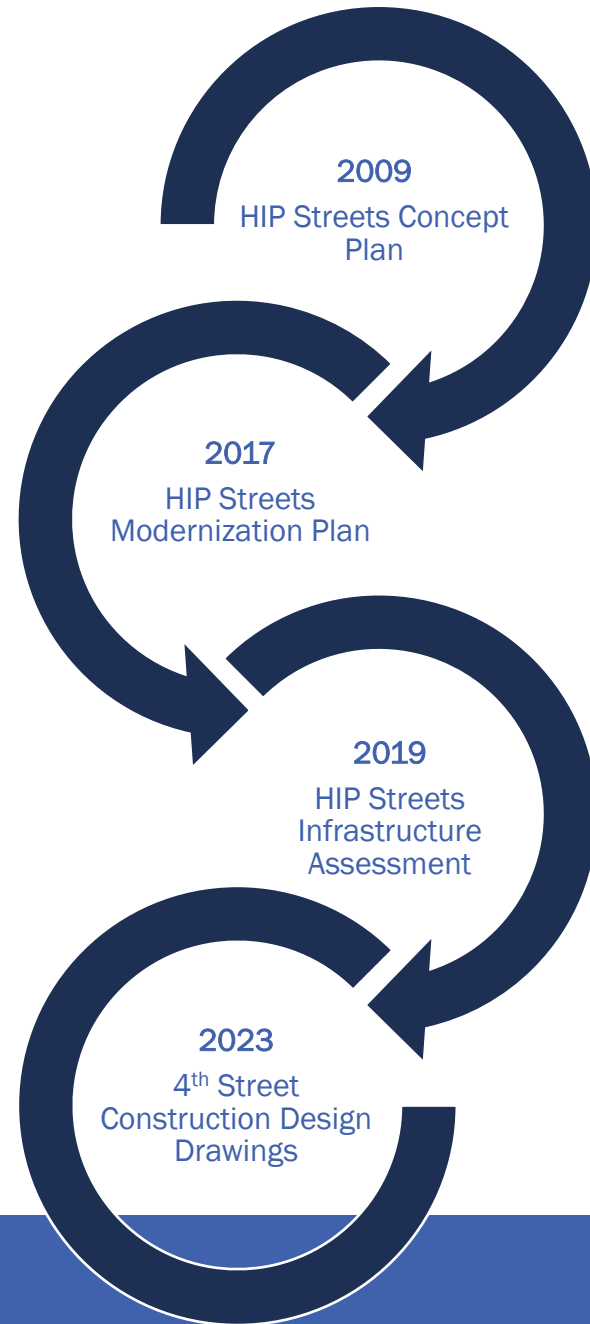
**PROJECT SCHEDULE & BUDGET**

# Background



## Parking Studies:

- 2018/2019 Parking Study
- 2023 Parking Study - Update



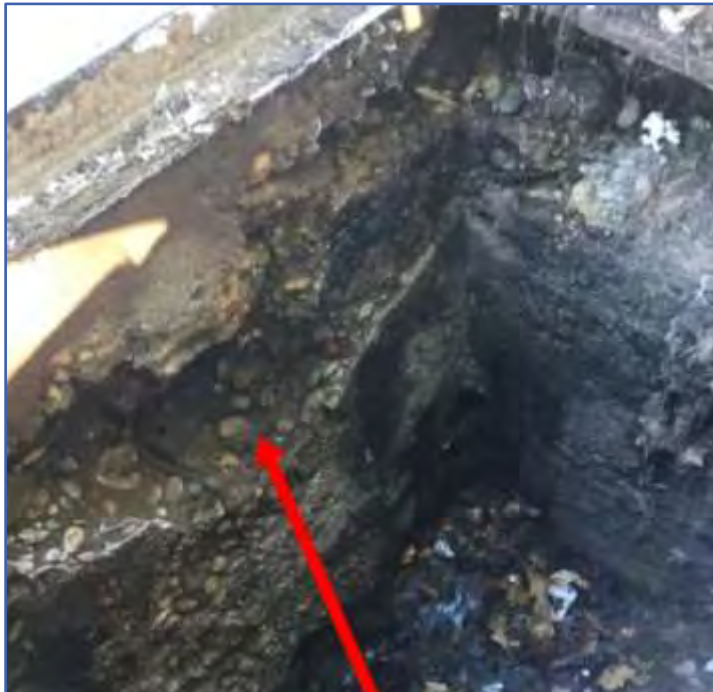
# Current Conditions & Planned Maintenance



## Planned Maintenance

- 2024 Waterline Replacement
  - Poor Condition
  - Extreme Tuberculation
  - Deteriorating Pressure & Water Quality
- Street Surfacing Rehabilitation
  - Street Condition Failure
  - Require Repair Soon

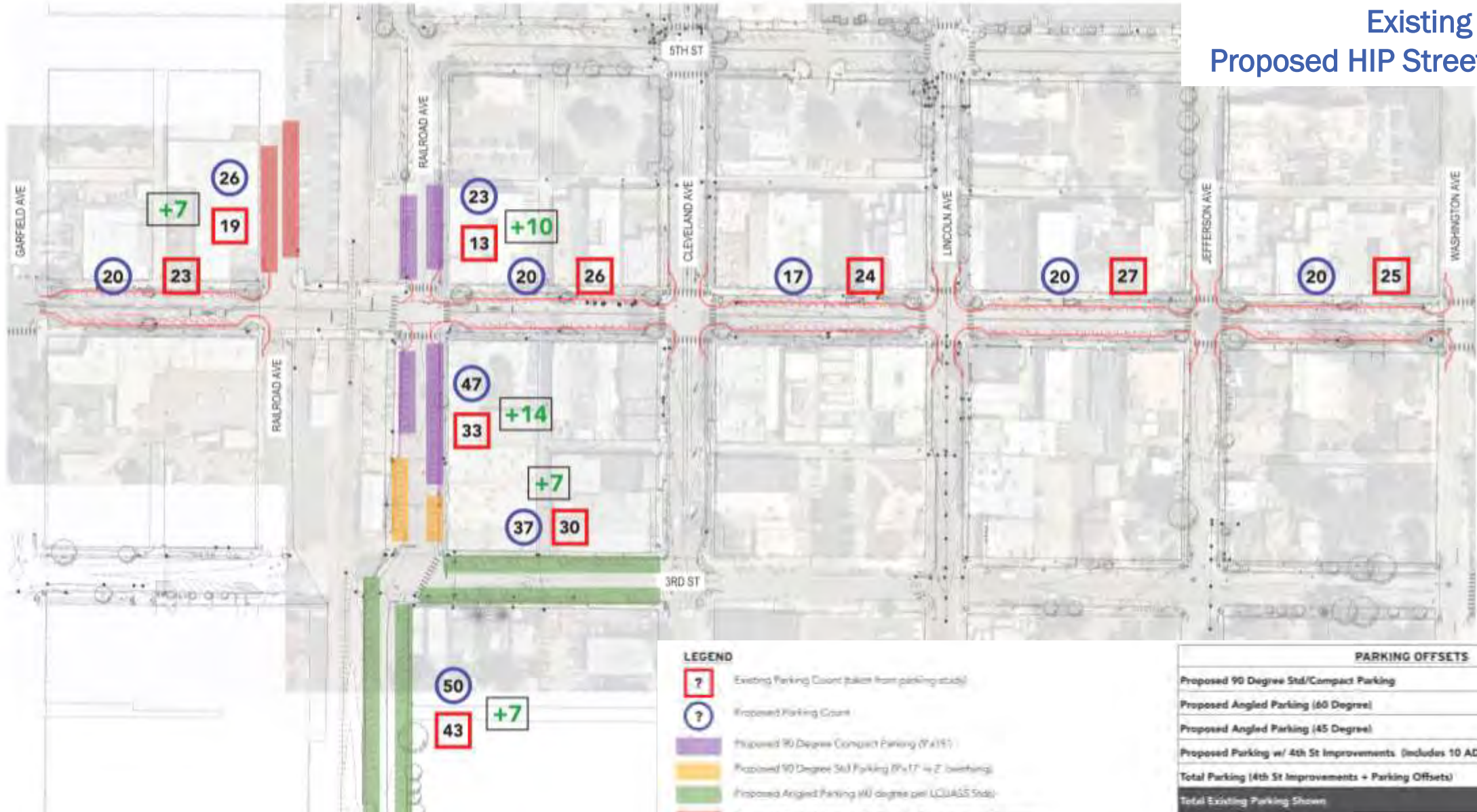
# Current Conditions & Planned Maintenance



## Stormwater & ADA Improvements

- Poor Condition
- Maintenance and Access poor with pipelines routed under sidewalks
- Infrastructure Condition in Poor Quality
- Stormwater Capacity managed by Washington Street Outfall Improvements

# Existing Parking & Proposed HIP Streets Parking

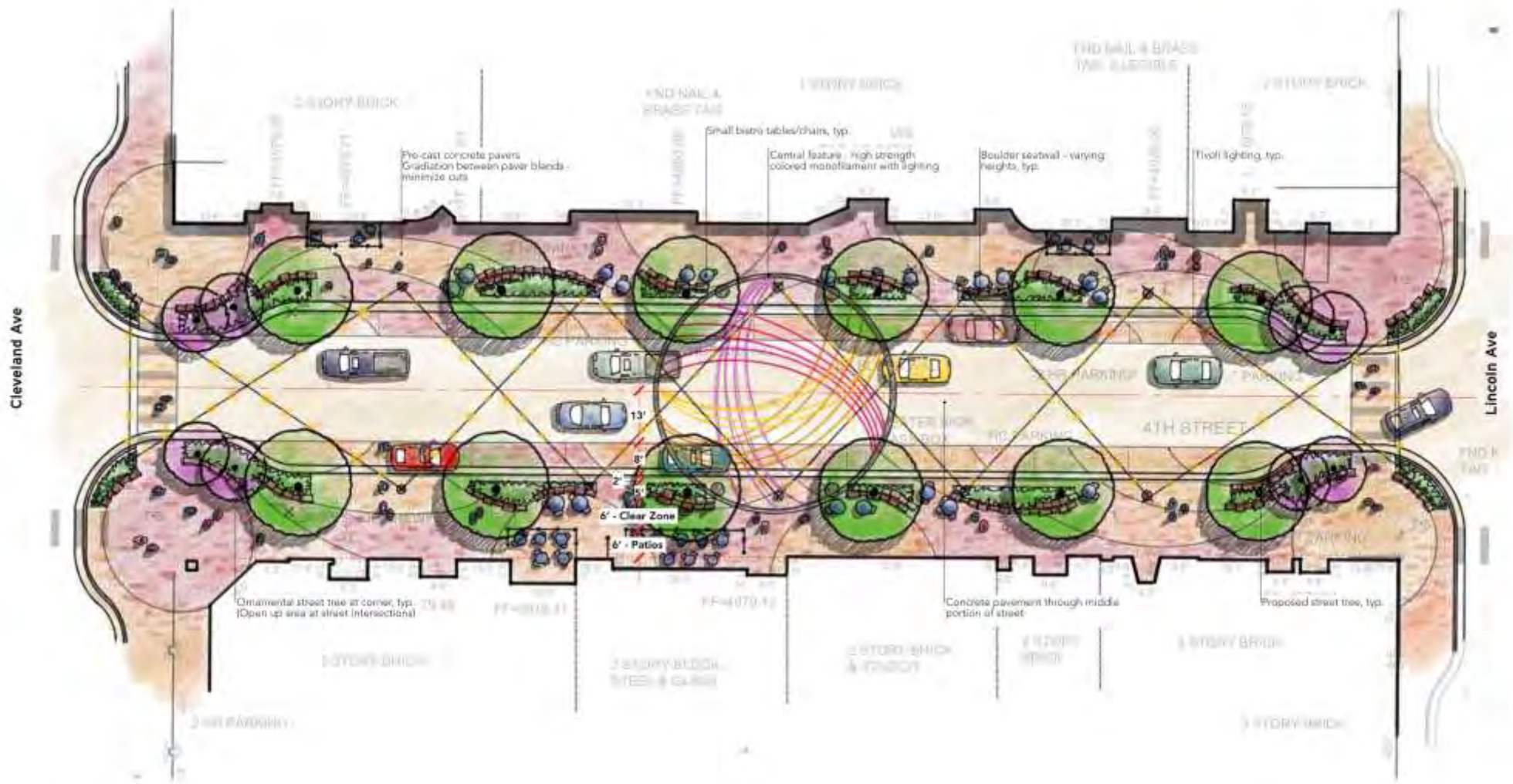


**LEGEND**

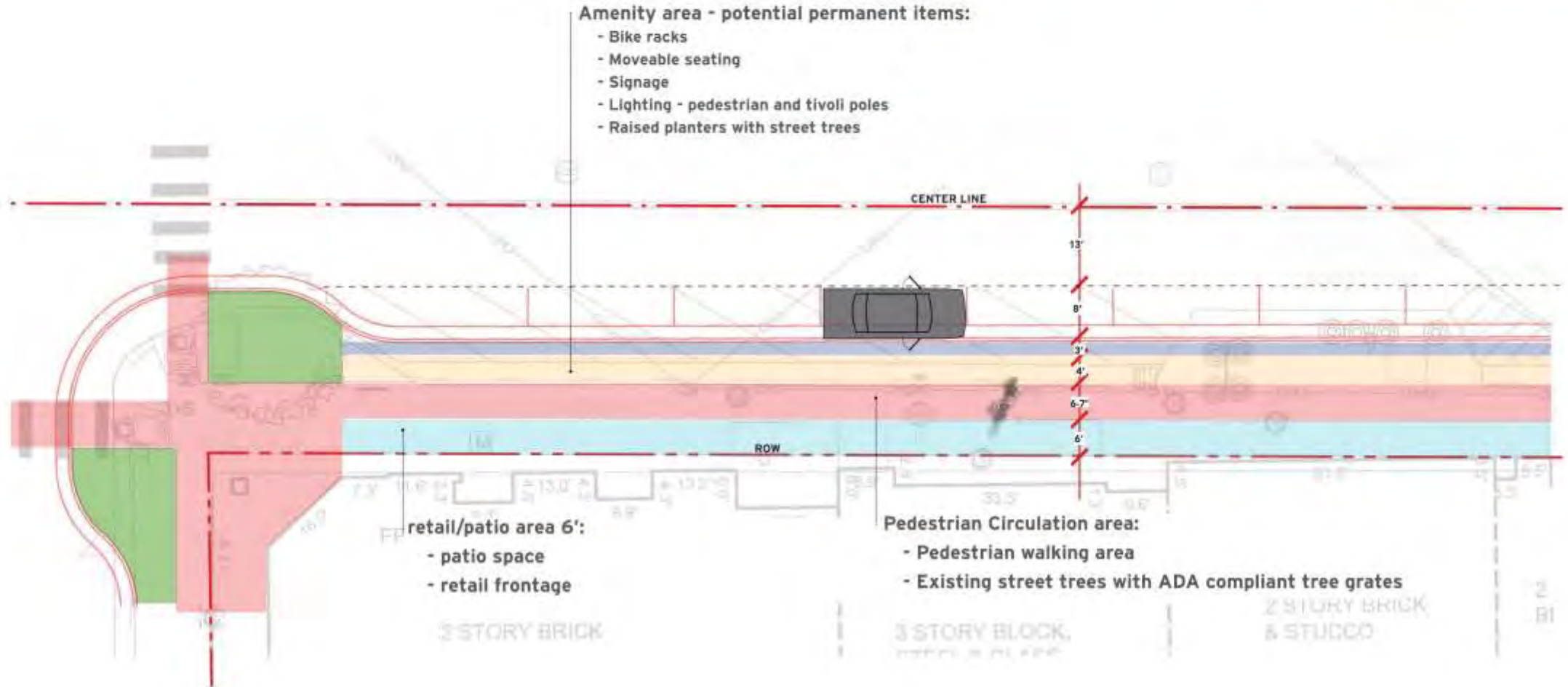
- ? Existing Parking Count (taken from parking study)
- ? Proposed Parking Count
- Proposed 90 Degree Compact Parking (PA191)
- Proposed 90 Degree Std Parking (PA17) w/ 2' buffering
- Proposed Angled Parking (45 degree per LCCLASS Std)
- Proposed Angled Parking (45 degree - One Way Road Condition)

PARKING OFFSETS	
Proposed 90 Degree Std/Compact Parking	+ 24 stalls
Proposed Angled Parking (60 Degree)	+ 14 stalls
Proposed Angled Parking (45 Degree)	+ 7 stalls
Proposed Parking w/ 4th St Improvements (includes 10 ADA spaces)	97 stalls
<b>Total Parking (4th St Improvements + Parking Offsets)</b>	<b>142 stalls</b>
<b>Total Existing Parking Shown</b>	<b>125 stalls</b>
<b>Parking Difference (Existing vs Proposed)</b>	<b>+ 17 stalls</b>

# Concept Plan Enlargement



# Enlargement Plan - Area Designations



## Amenity area - potential permanent items:

- Bike racks
- Moveable seating
- Signage
- Lighting - pedestrian and tivoili poles
- Raised planters with street trees

## retail/patio area 6':

- patio space
- retail frontage

## Pedestrian Circulation area:

- Pedestrian walking area
- Existing street trees with ADA compliant tree grates





Unique urban design elements



Planting and pedestrian friendly materials



Streetscape planting and seating

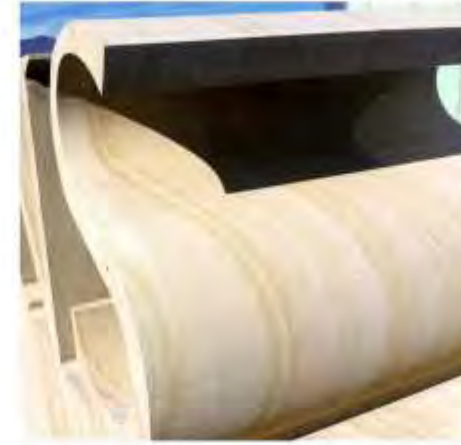


Patio activation

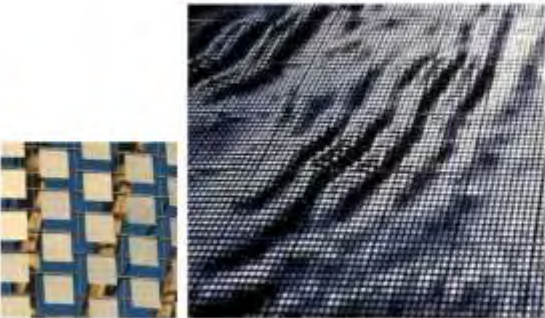
# Example Images - Seating Options



## Example Images - Seating Options



# Example Images - Art Elements



# Example Images - Paving



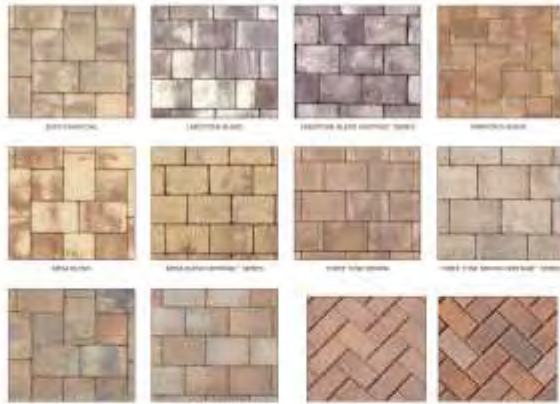
Paver gradation



Herringbone paver pattern



Unique paver pattern within sidewalk area



Standard Pavestone paver color blends

# Project Schedule

Project Milestone	2023				2024				2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Select Project Design Team												
Complete Programming/ Concept Design												
Public Outreach <ul style="list-style-type: none"> <li>• Public Meetings</li> <li>• Board Presentations</li> <li>• Property Owner Meetings</li> <li>• Open Houses</li> </ul>												
Schematic Design												
Select CMAR Contractor												
Design Development												
Construction Documents & Permitting												
Permitting												
Construction												

← Funding Decision Needed

# Project Background – Basis of Cost Estimate

- 2022 Contractor Estimates
  - Based upon 2017 HIP Streets Modernization Plan
  - Includes water & Stormwater Improvements

Alternative	Limits	Estimated Budget
2022 <u>3-Block</u> (Full HIP Streets Modernization)	Railroad to Jefferson	\$10,897,500
2022 <u>5-Block</u> (Full HIP Streets Modernization)	Garfield to Washington	\$15,955,500
2023 <u>5-Block</u> (Full HIP Streets Modernization)	Garfield to Washington	\$17,000,000



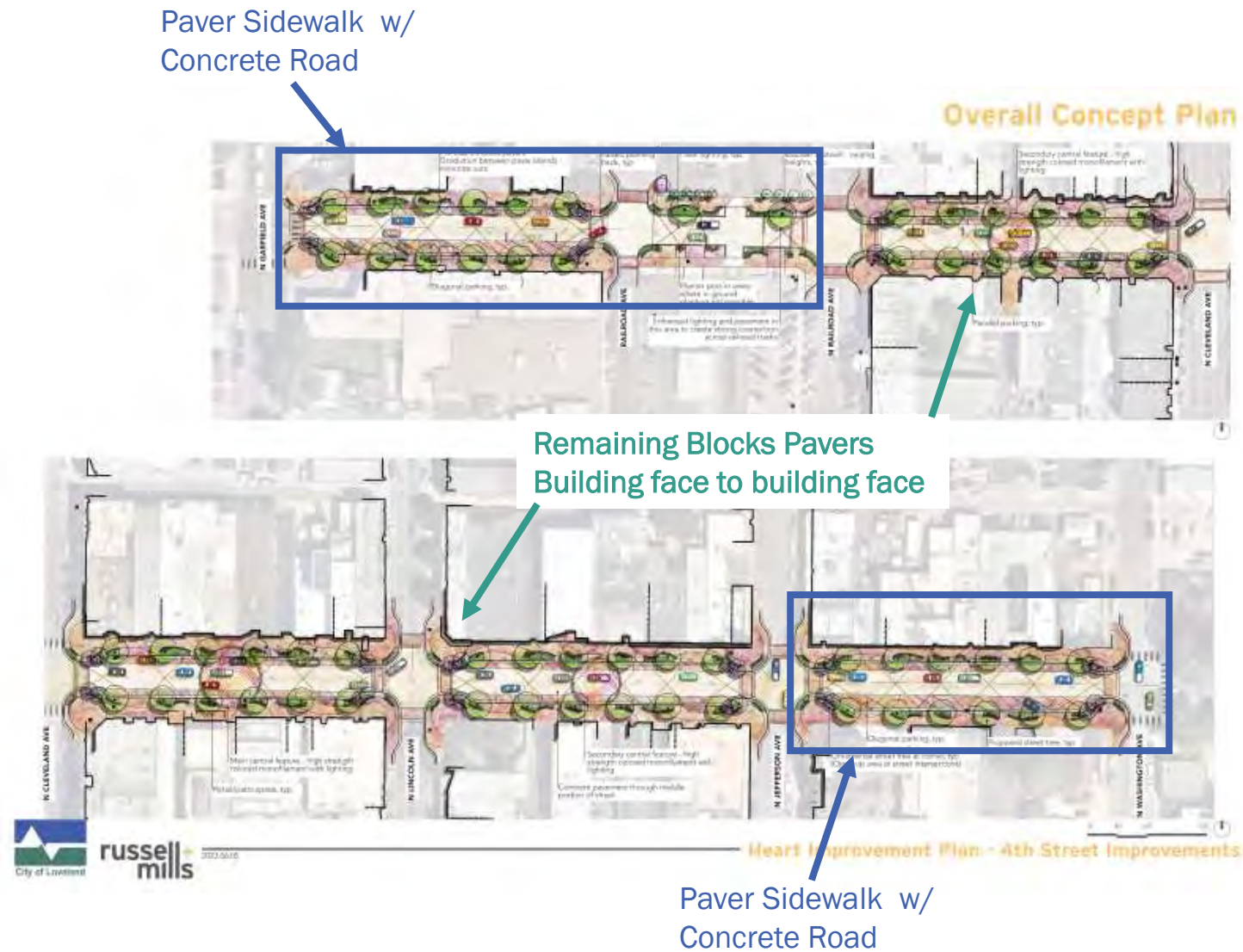
Description	Cost
Capital Cost	\$17,000,000
Cost/SF	\$120.72
O&M Annual Budget	\$215,000

# Updated Cost Estimates

## - Option 1

- 5 Blocks – Garfield to Washington
- Includes waterline and stormwater improvements
- Block Finishes
  - Railroad to Jefferson – Pavers
  - Garfield to Railroad & Jefferson to Washington – Pavers with Concrete Roadway

Description	Cost
Capital Cost	\$17,408,000
Cost/SF	\$123.62
O&M Annual Budget	\$375,000





# 5-Block (Washington to Garfield)

**Available Budget And Budget Deficit by Department**

Project Budget by Department	% of Project Allocation	Required Budget	Budget Deficit/Surplus
Public Works – Streets	52%	\$8.7M	(\$8.7M)
Public Works – Storm (Streets)	12%	\$2.1M	(\$0.6M)
Utilities – Water	26%	\$4.5M	(\$1.5M)
Utilities – Power	10%	\$1.8M	\$0.0M
<b>Total</b>		<b>\$17.1M*</b>	<b>(\$10.8M)</b>

\*\$360k allocated in 2023

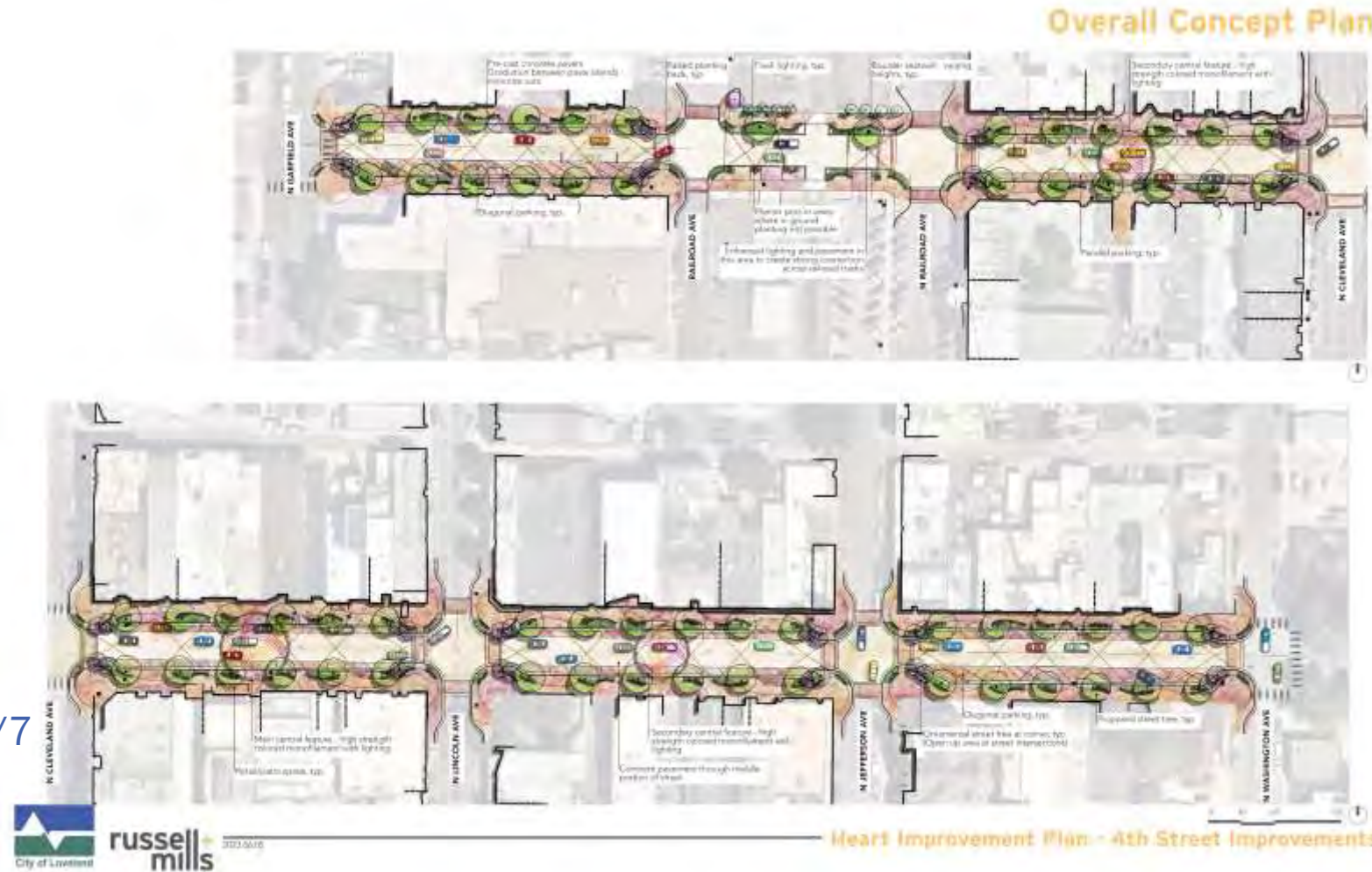
## Funding Sources:

- Deficit in funds at approximately \$10.8M
  - Stormwater has \$1.5M in Stormwater Revenue Bond
  - **Requesting \$9.3M bond for Streets General Fund deficit**
- Project engaged in pursuing grants
- All utilities are enterprise funds



# Next Steps

- Recent Meetings
  - Communications & Outreach
  - LFRA
  - Art in Public Places (APP)
  - Parks Department
  - Finance
- Presentation to DDA Board – 8/14
- Presentation at COL Budget Retreat – 8/16
- Quarterly Update – 8/18
- Presentation to Chamber – 8/23
- First Public Outreach Event – 8/23
- Presentation to Visual Arts Commission – 9/7



# QUESTIONS?

