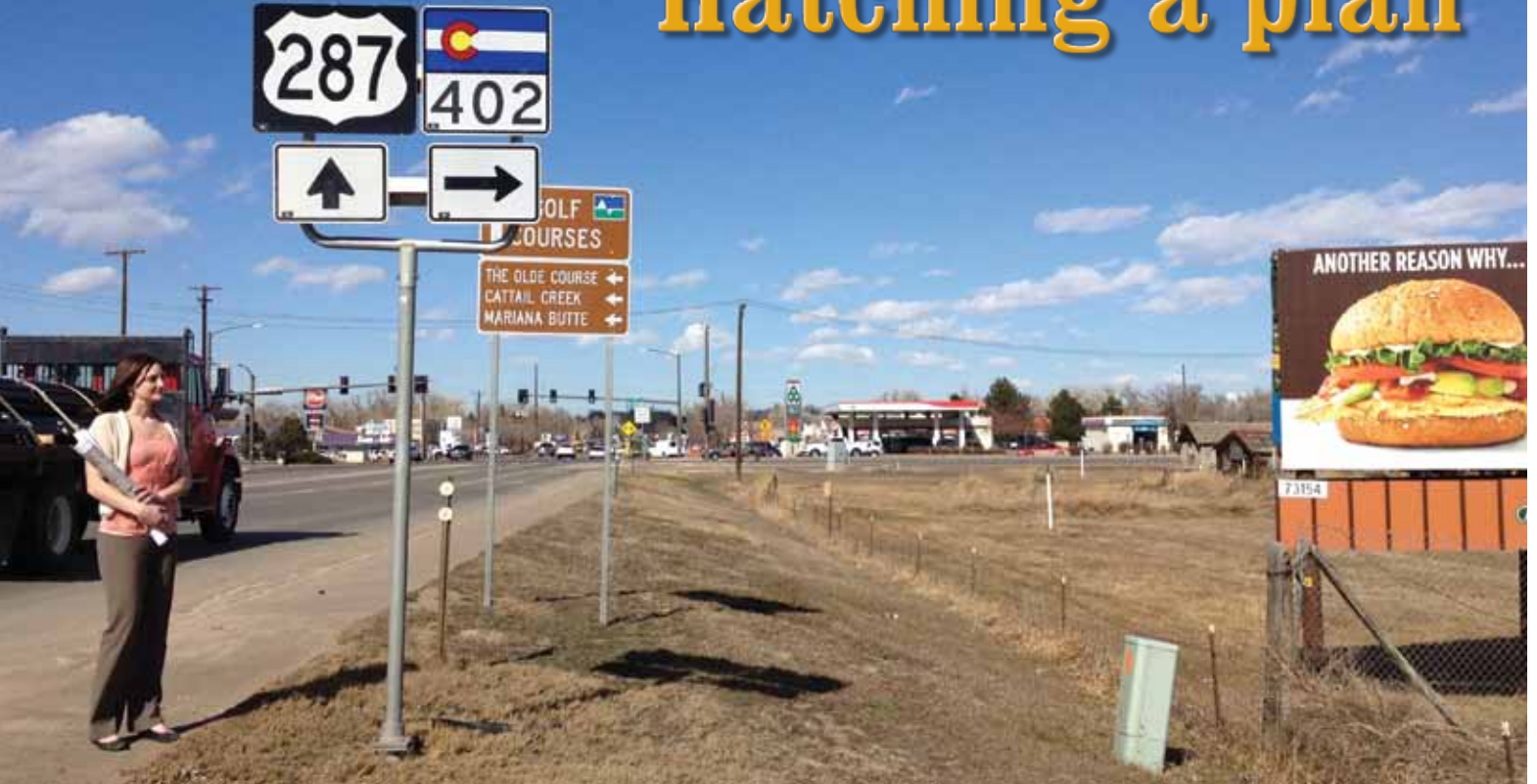


## Hatching a plan



### Planners sharpen focus on Loveland's main north-south transportation route

Loveland planner Bethany Clark, left, has her hands full coordinating a strategic planning process for the City's U.S. Highway 287 gateways.

From the bayous of the southeast Texas Gulf Coast to the high plains of northwest Montana, U.S. Highway 287 wends nearly 1,800 miles.

Loveland claims an eight-mile stretch and, like so much of the legendary highway, the route through the city represents a hodge-podge of uses shaped mostly during the last century.

Now Loveland, like lots of other American communities, is embarking on a process to make the old road and its broad corridor new.

Loveland's City Council in 2012 identified U.S. 287 as a priority for redevelopment and in 2013 ordered a planning process to guide it.

The U.S. 287 Strategic Plan launched in November and is now well under way.

"One of the great things about this project is the opportunity to do something really special," said Kurt Friesen, project manager for Logan Simpson Design Inc., one of the

American West's most sought-after community planning consultants.

"287 is integral to the image and identity of Loveland. It is the city's central spine, and it's really the brand of Loveland. And, because of that, it requires a great deal of our attention."

*"Loveland is no different than most cities in that you have a highway that evolved over time, through the 1950s and 1960s, when everything was about the car. We not so auto-centric anymore."*

Kurt Friesen,  
287 Plan project manager

Think of the planning process first as an economic development push. Think of new retail opportunities, new office employers, and of places where technology-driven light

industrial jobs proliferate.

Then, think of new ways for people to get to those places, with more options, greater ease and more safety than ever before.

"The importance of this project is that it gives us a chance to look closely at all the obstacles to development we have now," said Bethany Clark, a planner in Loveland's Current Planning Division who is the City's principal driver of the 287 plan.

"The corridor, as it is now, doesn't lend itself to a healthy business environment."

One of the plan's early keystones is a group of business owners, developers and land owners who have the greatest stake in its success.

Group member and Northern Colorado restaurant pioneer Rayno Seaser, whose first Egg & I restaurant opened on U.S. 287 in Fort Collins in 1987 with another on Loveland's stretch of the highway soon after, said the notion of bringing business stakeholders into the process was critical.

"You really need people with those backgrounds to make it work,"

(See 287 strategic plan, page 2)

#### Learn more

Find out about the vision for U.S. 287 in Loveland, and help shape it, by visiting the project's online home at [www.287StrategicPlan.com](http://www.287StrategicPlan.com).



**U.S.  
287  
plan  
study  
area**

**Downtown  
Loveland,  
covered by  
other planning  
efforts, is  
omitted from  
the 287 plan.**

said Seaser, who has expanded the Egg & I franchise empire to nearly 100 restaurants in 20 states.

“You also need to have some focus. I might suggest taking a bite out of the elephant, instead of having to eat the whole thing. Maybe focus on north Loveland, or south Loveland, and see what we can do there, first.”

The business group is just a piece of the project’s public involvement push. In late February, the planning team convened a series of charette-style workshops, three in one day, at the Loveland Public Library to gather public input on their work so far.

Project manager Friesen said giving control of the planning process to those businesses and residents who will be most affected by its outcome is not just a good idea. It is the only idea that will work.

“If you start with a plan in mind, it could be polarizing,” he said. “It can send you sideways in a hurry.”

Pictures, rather than words, are also guiding the process.

At the most recent public meetings, conducted after this issue of City Update was printed, participants were tasked with close examinations of nine case studies – places where highway corridor redevelopment was already under way or completed.

For instance, Kings Highway in St. Louis, formerly a languishing mish-mash of business and residential developments, has been resurrected as a vibrant employment and retail corridor.

Euclid Avenue in Cleveland, Ohio, and – closer to home – Quebec Street in Commerce City have been similarly redeveloped.

And a backyard example of how the process can work best is in Fort Collins, where that city’s north 287 corridor is being quickly remade under the auspices of an urban renewal authority established as a finance tool for the process.

The task for charette participants in Loveland was to winnow the sampling of nine examples to five that might serve as models, at least in part, for what Loveland might do.

“We start with images, and pictures of places people can see, and even place where they might have been,” Friesen said. “We use the word ‘memorable.’ It describes those things that make places special.”

City planner Clark said Loveland was seeing no shortage of interest in U.S. 287 real estate and business development, with developers routinely bringing concepts to the city’s planning division.

But for the vision to take shape the barriers – including inflexible zoning provisions and regulatory roadblocks – need to give way.

So does the mid-20th Century model of how the highway works.

“The corridor is good for moving cars, but not so good for pedestrians or cyclists,” Clark said. “You have to be able to do that if you want a healthy business environment.”

### **Take the tour, make some choices**

Loveland City planners and their consultants, Logan Simpson Design Inc., have enlisted the public throughout the process of crafting the 287 Strategic Plan.

A website devoted to the project, [www.287StrategicPlan.com](http://www.287StrategicPlan.com), now offers visitors a chance to take a Google Earth tour of places where highways and their corridors have been remade, with mobility and economic vitality in mind.

A survey gives the public opportunities to rate some of those efforts, look at the elements that make them successful, and suggest ways they might be put to work in Loveland.

Below are two images, examples of those from the tour, one close to home and the other further afield. The northern U.S. 287 corridor in Fort Collins (*top*) puts sidewalks and bike lanes in a place where none were before. Likewise, Euclid Avenue in Cleveland, Ohio, (*bottom*) has been moved from the 20th Century to the 21st through an urban design plan that moves people and cars in new ways, with new business development following along.



# Early Flood Warning System put to the test last fall

At 7:49 a.m. on September 12, 2013, the City of Loveland's Early Flood Warning System alarm went off. This was a low level alarm originating at Rossum Drive that indicated waters in the Big Thompson River were rising. With this information the City was able to initiate its Emergency Response Action Plan. Following this plan, City crews responded to Rossum Drive and Namaqua Avenue and began to assess the situation and relay that information back to Stormwater engineers at the City.

Approximately 20 minutes after the low level alarm went off, the high level alarm went off indicating that waters would soon be overtopping Rossum Drive. City crews again followed the Emergency Response Action Plan by lowering the road closure gates at Rossum Drive and closing Namaqua Avenue. The plan then called for all Big Thompson River roadway crossings and low lying areas downstream of the Rossum Drive rain/stage gauge to be continually monitored and closed upon rising water levels that could put the public in danger. As the day progressed all north-south roads crossing the Big Thompson River were closed before



they flooded, thereby protecting the traveling public.

The City has nine rain/stage gauges located within the city and on the Big Thompson River. These rain/stage gauges continuously monitor rain levels, flow rates, depth of waterways, and send real time data back to Stormwater engineers at the City. With this data City engineers, City Public Works crews and emergency response personnel were able to monitor the rising water levels, deploy personnel to the areas that were most critical, and close all roadways before the waters overtopped them, protecting residents from

flooded waterways.

Because of the success of the Early Flood Warning System and the Emergency Response Action Plan that were initiated on September 12, City of Loveland police and fire personnel did not have to be put in harm's way to rescue citizens caught in flooded roadways within city limits.

### Lessons learned

Until last fall's flood, the City's Early Flood Warning System had never been tested with real live data and real emergency situations. Overall the system worked as it was designed to; it alerted City personnel to rising water levels, showed where and on what waterways the waters were rising, and enabled City staff to protect citizens and keep them

*(continued on page 4)*



Wilson Avenue at the Big Thompson River, Sept. 13, 2013

## Volunteer for Urban Wilderness program

Outdoor enthusiasts who enjoy working with children can participate in the 2014 Spring Urban Wilderness Program.

Adult volunteers are trained to give short presentations at outdoor learning stations in Namaqua Park – temporary home of Loveland Open Lands Environmental Education.

Volunteers will also be trained to give a short hike pointing out changes due to the flood and for signs of wildlife.

Volunteers should be in good physical condition and capable of a



one mile hike.

These programs are offered primarily to 4th and 5th grade students.

No experience or knowledge of Colorado natural history is required. All training and materials

are provided at no cost. Training is scheduled for early April. Time commitment: 1 day/week, 9 a.m.-3 p.m., Apr.28-May28.

Call 217-3173 or email [michele.vanhare@cityofloveland.org](mailto:michele.vanhare@cityofloveland.org) for more information or to schedule a training.

## Hazardous waste pick-up for seniors and disabled

Loveland's seniors and disabled can sign up for a door-to-door pick up of household hazardous waste products so they can be disposed of in an environmentally-responsible way.

Items for pick-up include adhesives, aerosols, hobby supplies, automotive products, batteries, cleaners/waxes, flammables, lubricants, paints, personal products, pesticides and other household chemicals. A complete list of



accepted materials is available at [www.cityofloveland.org/stormwaterquality](http://www.cityofloveland.org/stormwaterquality).

Pick-ups will be limited to the first forty residents who call and are planned for May 1-2.

To sign up call

Clean Harbors at 1-855-607-3452 and choose option 3 to schedule a pick-up.

Be ready to leave a brief message including a name, address and phone number. For more information call 962-2772.

Celebrated in Loveland since 2002

# Children's Day

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

**WEDNESDAY, APRIL 23, 2014, 1-4 pm**

Activities Include:

- "Touch a Truck" - police cars, fire engines, trash trucks, road graders and more
- Miss Loveland Valentine
- Cartoons
- Story time and puppet show
- Arts and crafts
- Water & Power Safety Interactive Booth
- Vendor & Sponsor Booths
- Win prizes by collecting stamps on a Children's Day Passport
- And much more!

The City of Loveland, with the help of the Thompson School District, has been celebrating Colorado Children's Day since 2002. Children's Day is the result of the long-time dream of Loveland resident Annie Hall. Through her efforts, the day is now celebrated in other cities throughout Colorado. Hall is working to make Children's Day a nationally recognized holiday. For more information on the Loveland event, please visit [www.cityofloveland.org](http://www.cityofloveland.org).

## Fire hydrant flushing begins April 7

Hydrant flushing helps keep the interior of the City's water pipes clean, helps maintain excellent water quality, and ensures hydrants are operating properly.

Flushing can cause water discoloration. Although it is not recommended to use for laundry due to possible staining of clothes, the water is safe to drink.

Flushing will start on the west side of Loveland and work eastward.

Reminders for areas of town due to undergo flushing will be posted in the *Loveland Reporter-Herald*. For questions call 962-3720.

### 2014 Flushing Schedule:

**April 7-11**, northwest section – north of Hwy 34 and west of Colorado Avenue

**April 14-18**, southwest section – south of Hwy 34 and west of Colorado Avenue

**April 21-25**, northeast section – north of Hwy 34 and east of Colorado Avenue

**April 25-May 2**, southeast section – south of Hwy 34 and east of Colorado Avenue (includes downtown)

**May 5-9**, east section – Denver Avenue east to Centerra

## Got Drugs?

Turn in your unused or expired medication for safe, anonymous disposal

- Protect the Big Thompson River water quality
- Help prevent accidental poisonings and abuse

### DRUG TAKE-BACK EVENT

Saturday, April 26, 2014  
Police & Courts Building  
810 East 10th Street  
10:00am - 2:00pm



Loveland Police Department  
City of Loveland Loveland Water and Power



## Long-needed expansion to water treatment plant begins in July

After a year of planning, Loveland Water and Power (LWP) will begin construction to expand and upgrade the city's water treatment plant starting in July. This expansion will enable the water treatment plant to meet peak demands for water, as well as improve overall system operations.

During the winter the plant treats an average of 6.5 million gallons of water per day. On hot, dry summer days the plant may process as many as 27 million gallons of water per day. The plant's current

capacity is 30 million gallons per day. The expansion will enable the plant to process 38 million gallons per day, enabling it to meet current and future water demands for Loveland's growing population.

The plant expansion will include construction of an 8 million gallon per day filter building, a chemical storage building, modifications to the existing flocculation and sedimentation basins, a sand filter drying bed, a soda ash feed

system, and secondary electrical improvements. In addition to the increased capacity, the expansion will provide improved treatment processes and increase treatment efficiencies throughout the system.

The project is expected to be completed in March, 2016 at an estimated cost of \$21 million.

For more information on LWP projects, including a tentative schedule for water line replacement, go to [cityofloveland.org/LWPCONSTRUCTION](http://cityofloveland.org/LWPCONSTRUCTION).

## Early Flood Warning System put to the test last fall (continued from page 3)

appraised of dangerous situations. The real-time data gathered as a result of this catastrophic flood event enabled City staff to identify areas in need of improvement.

During the flood an extreme amount of water was traveling down Buckhorn Creek (located northwest of Glade Road and US Hwy 34). However, City staff was unable to determine how much water or at what rate the water was rising in the creek because there were no rain/stage gauges monitoring it. Due to the flood and the impact Buckhorn Creek had on Loveland, it has been determined that this creek should be monitored. The City will be installing an early flood warning stage gauge on Buckhorn Creek sometime this year.

### Flood Safety

In the event of a flood people sometimes venture out to see what is happening. This is unsafe and could put residents and emergency responders in danger. Many times what may look like a safe spot to view flooding waters is in fact a

dangerous area. In the event of a flood please stay indoors and away from flooded waterways and roads.

Do not walk through flowing water—Drowning is the number one cause of flood deaths. Most occur during flash floods. Six inches of moving water can knock a person off their feet.

Do not drive through a flooded area—Most people drown in their cars more than anywhere else. Don't drive around road barriers – the road or bridge may be washed out.

Stay away from power Lines and electrical wires—Electrical current can travel through water and poses a very serious and possibly deadly hazard.

Watch for animals, especially snakes—Small animals that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn items over to expose animals and scare them away. There were many reports of rattlesnakes and

bull snakes making their way to dry ground after the September flood.

Be alert for gas leaks—Use a flashlight to inspect gas lines for damage. Don't smoke or use candles, lanterns, or open flames of any kind in a home where gas lines may have been damaged unless you are sure the gas has been turned off and the area has been aired out.

Carbon monoxide exhaust kills—Use a generator or other gasoline-powered machines outdoors only. The same goes for camping stoves. Fumes from charcoal are especially deadly – cook with charcoal only outdoors.



Rossum Drive at the Big Thompson River, Sept. 13, 2013

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

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