

**“THE WENSING WIRE”
MONTHLY LOVELAND CITY MANAGER
COMMUNICATION TOOL**

Dev. Services / PIO / Bus. Development / Library / Comm. Partnership

For the week ending May 25, 2011

Volume Four, Issue Five

FROM THE DESK OF ASSISTANT CITY MANAGER, ROD WENSING.....

PUBLIC INFORMATION OFFICE

- **City Update & ACE:** Easy-to-understand overviews of the ACE project are the focus of May's *City Update* and "*Loveland's Talking.*"
- **Upcoming Regional Disaster Drill:** The Public Information Office has accepted an invitation to play a lead role in the planning and activities of public information for a regional disaster drill in July organized by the Federal Bureau of Reclamation.

BUSINESS AND ECONOMIC DEVELOPMENT

- **Continuation of a Theme:** ACE, ACE....and more ACE!

COMMUNITY & STRATEGIC PLANNING

- **Rialto Bridge**
 - **Salvage Efforts:** The Restaurant Tenant is salvaging the tin ceiling tiles, the pine paneling and some fixtures from the QS building. They are also salvaging the wood floors from the Monaco building.
 - **Demolitions:** The demolitions of the Quality Shoe and Monaco buildings are scheduled to begin with "Demo & Donuts" on Monday May 23rd @ 8:00am.
- **Museum Expansion:** Staff is expecting the feasibility report on the south Museum expansion by the end of the month. It will impact our discussions with Brinkman on the 6th Street site.
- **Third Street Project:** A Denver developer is showing some real interest regarding this future redevelopment opportunity in Downtown.
- **Milner-Schwarz:** The concrete pad for the rear porch has been poured and the steps are in place. All of the doors, including all hardware, have been installed but still need to be painted. The trench is in place for the drainage tile and now that the rear porch has been poured, the priority will be to install the drainage tile and repair the foundation. The front porch still needs to be completed, including the lattice work.
- **Odd Fellows Rehabilitation:** A mandatory pre-bid meeting will be held on May 31st at the Odd Fellows Building. The deadline to submit bids is June 9th, and work will begin shortly after a contractor is selected. Construction will continue through the summer, with work most likely finishing up in the fall.
- **Historic Residential Design Guidelines and Code Amendment:** The Historic Preservation Commission will be holding a public hearing on May 16th to discuss the

adoption of the Historic Residential Design Guidelines to act as the guiding document to review alterations certificates for properties on the Loveland Historic Register. The public hearing is also being held to consider an amendment to the Historic Preservation Ordinance to update the code, include new definitions, and add a separate process for partial demolition review for properties on the Loveland Historic Survey.

- **Restaurant Interest Downtown:** Staff is working to facilitate a wood fired pizza oven restaurant on 4th Street and they would be proposing outdoor seating.
- **Brewery Interest Downtown:** Staff is working to facilitate a micro brewer on 4th Street.

BUILDING & CODE ADMINISTRATION

- **Cleanup at 1149 E 2nd Street:** The property is being cleaned up inside and out and a large number of cats are being removed.
- **M&M Solutions:** Site visit to the old Alpine Lumber site at 3915 N Garfield May 12, 2011 for a walk thru with Planning, Fire & Building Divisions. From the Building Division perspective, the structure is in compliance with all permitting and inspections and could be occupied by M&M Solutions as it is.
- **Cardinal Glass:** This project, located at 999 Van Buren, has been issued a full building permit.
- **Thompson Valley EMS:** This project, located at 4480 Clydesdale Blvd, has been approved and pending the delivery of construction documents.

COMMUNITY PARTNERSHIP OFFICE

- **2011 Grant Process:** Both commissions have started allocation discussions. When our 2011-12 HUD budget has been received, the process can be finalized. Allocation decisions are currently expected to go to Council in June.
- **HUD Representative Site Visit:** A new HUD representative was assigned to our area and on April 21st she conducted a site visit to discuss our program and to tour projects funded with Community Development Block Grant dollars. We visited three Habitat for Humanity homes at various stages of building.
- **Poverty/Homelessness:** The Community Partnership Office has been meeting with several local groups/organizations to discuss issues around poverty and homelessness and to gain a better understanding of efforts already in place. These groups currently include the Loveland Homeless Task Force, United Way/Pathways Past Poverty, the Northern Front Range Continuum of Care, and the Affordable Housing Coalition of Larimer County,
- **ESF #6:** If an emergency occurs in Loveland, the Community Partnership Office will participate under Emergency Support Function #6 by mobilizing local non-profit organizations as needed to provide emergency support and services.
- **Affordable Housing Code Amendments:** Staff discussions have been on-going about structuring an affordable housing plan that works for developers/builders and results in affordable housing for Loveland residents.
- **Poverty/Homelessness:** A group of four people will begin discussions around poverty as part of the new Poverty Task Force. The first meeting will be May 27th.
- **Food Bank:** The Food Bank for Larimer County is receiving a \$7,727.04 City fee waiver for their property at 2600 North Lincoln Avenue. The new location is expected to be fully operating by late summer or early fall.

CURRENT PLANNING

- **High Country Farm PUD:** On Thursday, May 5th staff met with representatives of this 70-acre residential project located south of 14th Street along Hwy. 287 to discuss project issues and opportunities, including whether the City would be willing to participate in off-site roadway and utility costs. The developer was briefed on the ACE project and told that inclusion of the mixed-use South Village project to the north might improve chances for City involvement, however no commitments were made. A General Development Plan was approved for High Country Farms in 2010; the South Village GDP was approved in 2001.
- **Downtown Be District Amendments:** On Monday, May 9th the Planning Commission reviewed the new (replacement) chapter for the downtown Be zone, including new character districts, and design, height and process standards. A City Council hearing on the amendments will follow.
- **Title 18 Committee:** On Thursday, May 12th the committee will reviewed the proposed amendments to standards relating to landscaping, buffer yards, tree lawns and parking lots. These revisions will be scheduled for Planning Commission review this summer.
- **MM Solutions:** The DRT met with MM Solutions at a CRT meeting Thursday, May 5, 2011 to discuss their proposal to in relocate to the prior Alpine Lumber Site (3915 N. Garfield Avenue). Continued discussions and follow up meetings will be held with MM Solutions over the next week in an effort to answer all their questions and help facilitate this proposal.
- **Mariana Butte 26th Subdivision:** The neighborhood meeting for Mariana Butte 26th Subdivision was held on May 6th. This is a development proposal to amend the PDP at the NW corner of 1st Street and Rossum. The original PDP/FDP approved a 5 lot single family subdivision. The amendment proposes to development 12 single family attached homes. The neighborhood is adamantly opposed to the amendment and voiced concerns with density, traffic, incompatibility and inappropriateness of paired housing along Buckingham Reservoir. We are tentatively estimating a late June Planning Commission hearing.
- **Kum and Go gas station/convenience store:** Pre-application discussions continue regarding this proposed project at the SW corner of Eisenhower and Boise. Issues with noise levels, infrastructure costs (burying of electric lines) and architecture remain unresolved. Residents of the mobile home park to the south are opposed to the project.
- **Kendall Brook Multi-Family Project:** A CRT for this site located south of 50th Street to the west of Taft indicated good site/architectural design for this 100+ condominium project, but proposes density/height exceeding GDP allowances. Staff will work carefully with the applicant as this proposal goes forward.
- **Rocky Mountain Plaza:** The plat and site development plans for the multi-use redevelopment (Grace Community Church/light industrial) of this 10-acre site (former Collins Cashway, etc.) on 14th SW and Barberry is in the final approval stages.
- **Waterfront HOA:** Lake access/open space allowances are controversial topics in the neighborhood and with the new HOA board; staff is working to see if modest FDP amendments can obtain consensus support.
- **Proposed Temporary Sign Amendments:** Staff has presented proposed amendments to the Local Affairs Committee of the Chamber of Commerce. As requested, staff will be reviewing the amendments with a local sign company prior to a Planning Commission hearing in June.
- **Site Development Amendments:** The Title 18 Committee is continuing its review of buffer yards, tree lawns, parking lots and related amendments prior to distribution to local design consultants. An August Planning Commission hearing is anticipated.
- **Wind Turbine Amendments:** On June 9th, the Title 18 Committee will review code amendments that will allow the installation of small wind turbines within residential areas.

LIBRARY CONSTRUCTION

- **Interior / Exterior:** Work continues on all sides, inside and out, of the new construction as brick and stone is laid on the north, Fourth St. side, windows are installed in all open spaces, sealing the inside from the elements, most of which have been wet the past two weeks. Mechanical, sprinkler, electrical lines and outlets, switches have been installed and the drywall installation on both floors is almost complete. Drywall taping, finishing and painting is progressing throughout the new construction.
- **Relocated Main Entrance & Galleria:** Work also is progressing nicely on the new entrance and galleria as framing and drywall is installed in the area of new lounge area, security gates and entrance door. The stone panels at the entrance and monument/art work all is complete and work is switching up to the roof area and “lantern” exterior.
- **New Construction Section Move-In:** This event is still scheduled for July 11.
- **Scheduled Adams Ave. Closure:** The closure of Adams Ave. south from 4th Street occurred on May 23rd to allow for construction of the drive-through road to the book return window, to lay all the landscaping water lines and do new curb, gutter, and sidewalk work. The street will be closed for about 3 weeks.
- **LEED Gold Status Update:** The latest review of the construction project with staff from the Colorado State University Institute for the Built Environment still indicates a strong possibility for the new addition construction to achieve LEED GOLD status.

OTHER INTERESTING TIDBITS

- **Synchron Accepted Into RMI2 SAGE Program:** Loveland based Synchron Natural Energy is a Corporation formed for the purpose of planning, financing, designing, licensing, developing, marketing and operating renewable vertical-wind energy generation equipment systems and accessories has been accepted into the Rocky Mountain Innovation Initiative (RMI2) Social & Advisory Group for Entrepreneurs Program (SAGE).

The SAGE (Social & Advisory Group for Entrepreneurs) program is a monthly forum where a group of volunteer advisors meet with budding entrepreneurs to listen to business concepts and share advice and offer assistance to drive early stage planning. The primary mission of SAGE is to provide promising early stage companies with advisory and mentoring services as they prepare themselves to meet the criteria for full RMI² membership.

Please let me know if you have any follow-up questions or need any additional information.

- Rod.