



Master Plan Committee Meeting Minutes

800 South Taft Avenue • Loveland, CO 80537

February 6, 2023

5:00 PM

Location: Laurene Edmondson Elementary, 307 W. 49th St.

ATTENDEES: **ATTENDEES:** Bill Breunig, Brendan Willits, Brent Grimditch, Candie Joshi, Carmen Polka, Chad Racine, Cole Hanks, Joy Fava, Kevin Woodward, Matt Thies, Michael Keen, Rita Chadwick, Tom Pitts

GUESTS: Walt Elish, Bob Paulsen

Todd Piccone, Kristen Battige, Lamb Caro, Stu Boyd

Agenda Item
Call to Order/Pledge of Allegiance Matt Thies called the meeting to order at 5:01 p.m.
Approval of Agenda for February 6, 2023 Rita Chadwick moved to approve the agenda for February 6, 2023 as presented. Candie Joshi seconded the motion. Motion passed.
Approval of Minutes from December 5, 2022 Chad Racine moved to approve the December 5, 2022 minutes as presented. Michael Keen seconded the motion. Motion passed.
Overall Capital Needs- Prioritization Todd Piccone and Kristen Battige reviewed the overall capital needs.
Existing Utilization/ Projected Demographics <ul style="list-style-type: none">• Town of Berthoud Development Update• City of Loveland Development Update



Master Plan Committee Meeting Minutes

800 South Taft Avenue • Loveland, CO 80537

Walt Elish with the Town of Berthoud reviewed the town's development update with the committee.

Bob Paulsen with the City of Loveland reviewed the City of Loveland's development update with the committee.

Existing Utilization/ Projected Demographics

- **Projected Growth**

Todd Piccone reviewed the district's projected growth along with an analysis of what we could potentially see in the future.

Input Activity- Prioritization

Kristen Battige led the committee in an activity to list needs by priority.

Announcements:

The next MPC meeting will be April 3, 2023.

Adjourn

Matt Thies moved to adjourn the meeting. Meeting adjourned at 6:39 p.m.

Master Plan Committee

6 February 2023



Tonight's Agenda

Master Plan Committee 2022 - 2023

AGENDA

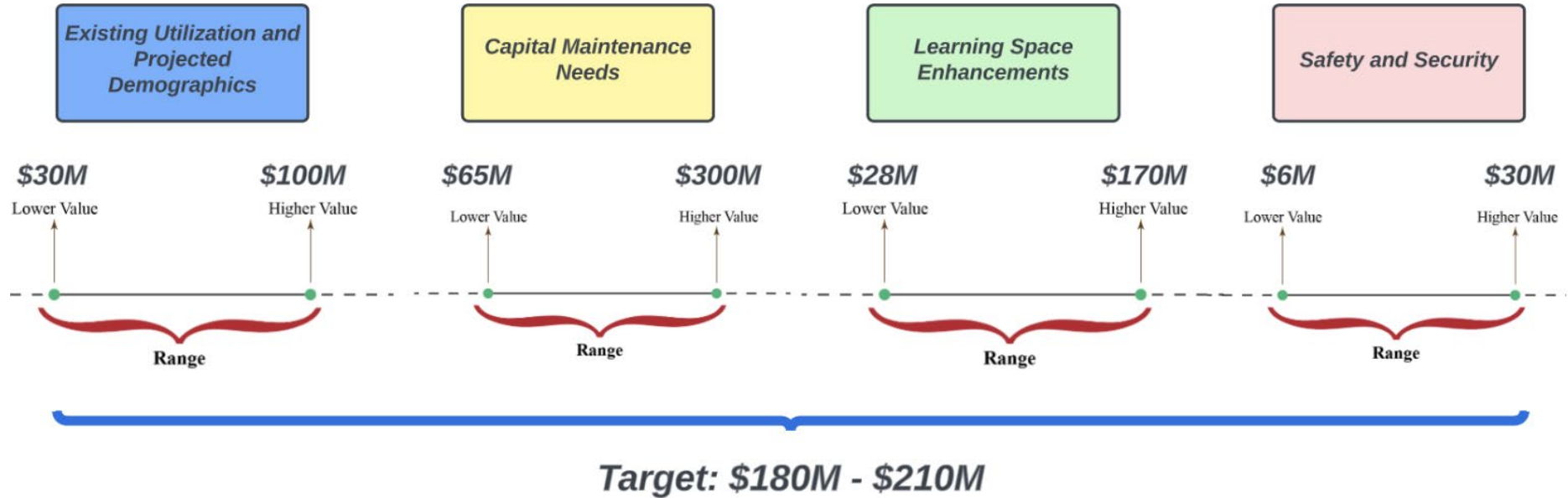
February 6, 2023

5:00 P.M.

Location: Laurene Edmondson Elementary, 307 W. 49th St.

Agenda Item	Presenter	Start Time
Call to Order/Pledge of Allegiance	Matt <u>Thies</u>	5:00
Approval of Agenda for February 6, 2023	Matt <u>Thies</u>	5:02
Approval of Minutes from December 5, 2022	Matt <u>Thies</u>	5:04
Overall Capital Needs- Prioritization	Todd/ Kristen	5:05
Existing Utilization/ Projected Demographics <ul style="list-style-type: none">Town of Berthoud Development UpdateCity of Loveland Development Update	Walt <u>Elish</u> Bob <u>Paulsen</u>	5:15
Existing Utilization/ Projected Demographics <ul style="list-style-type: none">Projected Growth	Todd	5:55
Input Activity- Prioritization	Kristen	6:30
Announcements: <ul style="list-style-type: none">Next MPC: April 3, 2023	Matt <u>Thies</u>	6:50
Adjourn	Matt <u>Thies</u>	6:52

OVERALL CAPITAL NEEDS



Development Updates

Town of Berthoud, Walt Elish



Berthoud Colorado

Residential & Business Development
Activity

February 6, 2023





Welcome to Berthoud Colorado





Development Highlights

Population

12,500

(2021 estimate)



Average Annual Permits
past four years:

421



Education

87%
High
school
diplomas

Median household
income:

\$78K



105%
Growth
2010-2020

32%
College
Degrees

Median Home Value:

\$556K

17%
increase in home value
since last year



Development Highlights

(about \$90 million in new construction)



Over
\$90 million
in new
construction
2020-2022





Development Highlights Mountain Avenue





Waggener Farm Park & New Rec Center Development



Opened November 2021





Largest Employers

Company

Employment Range

Ursa Major Technologies	200 - 250
Thompson School District	150 - 200
Northern Water	100 - 149
Berthoud Living Center	75 - 99
Associated Thermoforming Inc.	75 - 99
Aslan Construction	50 - 74
Phillips Plumbing & Mechanical	50 - 74
Hays Market	50 - 74
Aspen Leaf Kitchens	25 - 49
Berthoud Fire Protection Dist.	25 - 49
Energy Logic	25 - 49
Flow Systems	25 - 49
Rapid Production Tooling Inc	25 - 49
Green Tree Medicinal	25 - 49
Rocky Mountain Plumbing/Hydro Heat	25 - 49
Town of Berthoud	25 - 49

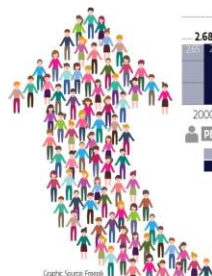
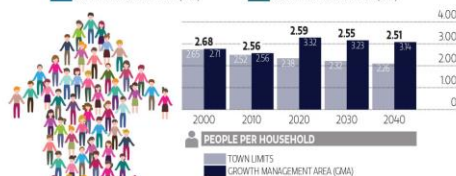
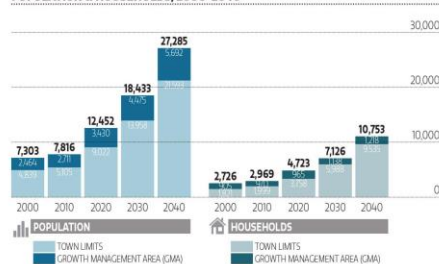




COMMUNITY PROFILE

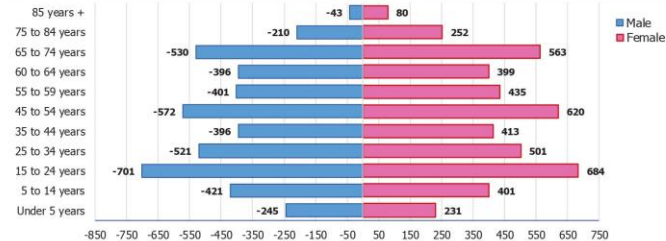
POPULATION CHARACTERISTICS

POPULATION & HOUSEHOLDS, 2000-2040



Graphic Source: People

POPULATION BY AGE & GENDER, 2020



Sources: Stenhouse, U.S. Census, Colorado State Demographer, THX Associates, Inc.

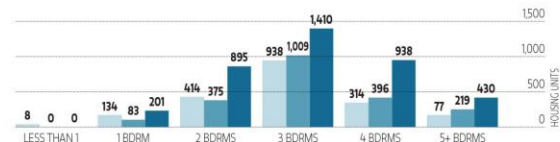
HOUSING CHARACTERISTICS

NUMBER OF HOUSING UNITS & MEDIAN HOME VALUE, 2000-2020

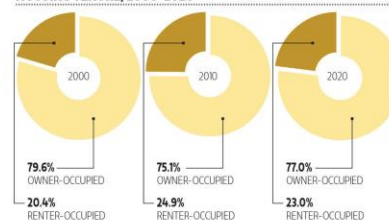


	2000	2010	2020
Total Housing Units	1,883	2,084	3,874
Owner-occupied	1,821	1,999	3,758
Renter-occupied	1,449	1,501	2,893
Vacant	372	468	864
Seasonal	62	85	116
3	3	11	27
Year Structure Built			
Built 2010 or later	0	11	1,801
Built 2000 to 2009	104	313	313
Built 1990 to 1999	634	634	634
Built 1980 to 1989	369	365	365
Built 1970 to 1979	279	277	277
Built 1960 to 1969	113	111	111
Built 1940 to 1959	53	49	49
Built 1939 or earlier	331	324	324
Number of Bedrooms			
Less than 1	8	0	0
1	134	83	201
2	414	375	895
3	938	1,009	1,410
4	314	396	938
5 or more	77	219	430
Value			
Less than \$50k	13	163	174
\$50,000-\$99,999	13	0	58
\$100,000-\$149,999	323	96	29
\$150,000-\$199,999	482	334	87
\$200,000-\$299,999	719	719	221
\$300,000-\$499,999	25	221	1,302
\$500,000-\$999,999	0	53	868
\$1,000,000 or more	0	8	116
Median	\$172,000	\$231,000	\$446,355

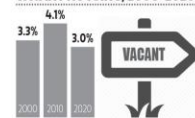
NUMBER OF BEDROOMS, 2000-2020



HOUSING TENURE, 2000-2020



VACANT HOUSING, 2000-2020



HOUSING STRUCTURE BUILT, 2000 OR LATER



Sources: Stenhouse, U.S. Census, Colorado State Demographer, THX Associates, Inc.



Berthoud Residential Activity

Projects

▶ Creekside	63	mf units (completed)
▶ Fickel Farm	101	sf units
▶ Gateway	30	sf + mf units (completed)
▶ Hammond	371	sf + mf units
▶ Harvest Ridge	97	sf units
▶ Heritage Ridge	430	sf units
▶ Heron Lakes	705	sf + mf units
▶ Heron Pointe	179	sf & mf units (completed)
▶ Heron Pointe 2	142	mf units (completed)
▶ Prairie Star	508	sf + mf units
▶ Rose Farm	189	sf + mf units
▶ The Farmstead	1,681	sf + mf units
▶ Trails at Creekview	435	sf + mf units
▶ Vantage	693	sf units

TOTAL Approved

Approved

63	mf units (completed)
101	sf units
30	sf + mf units (completed)
371	sf + mf units
97	sf units
430	sf units
705	sf + mf units
179	sf & mf units (completed)
142	mf units (completed)
508	sf + mf units
189	sf + mf units
1,681	sf + mf units
435	sf + mf units
693	sf units

5,624 units

- Median Home Value \$556,353
- Median Listing Price \$501,682
- Mix of housing choices from tiny homes to luxury homes



Permits

2015: 111
2016: 264
2017: 435
2018: 518
2019: 448
2020: 505
2021: 508
2022: 223





Arbor Ridge
65 Residential units (planning review)

The Farmstead
1,232 - 1,601 Residential units (approved)

Hammond
749 Residential units (under construction)

Heritage Ridge
400+ Residential units (under construction)

Heron Point
329 Residential units

Ludlow Farms
1,264 Residential units (approved)

PrairieStar
1,168 Residential units (under construction)

Rose Farm Acres
147 Residential units (approved)

TPC Colorado at Heron Lakes
1,200+ Residential/Master-planned
community

Vantage
829 Residential units
(under construction and planning review)

Wilson Ranch
4,000 Residential units (approved)







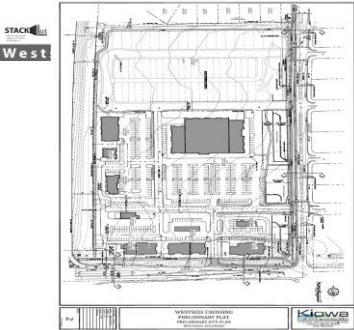


Heron Pointe Commercial





Westside Crossing

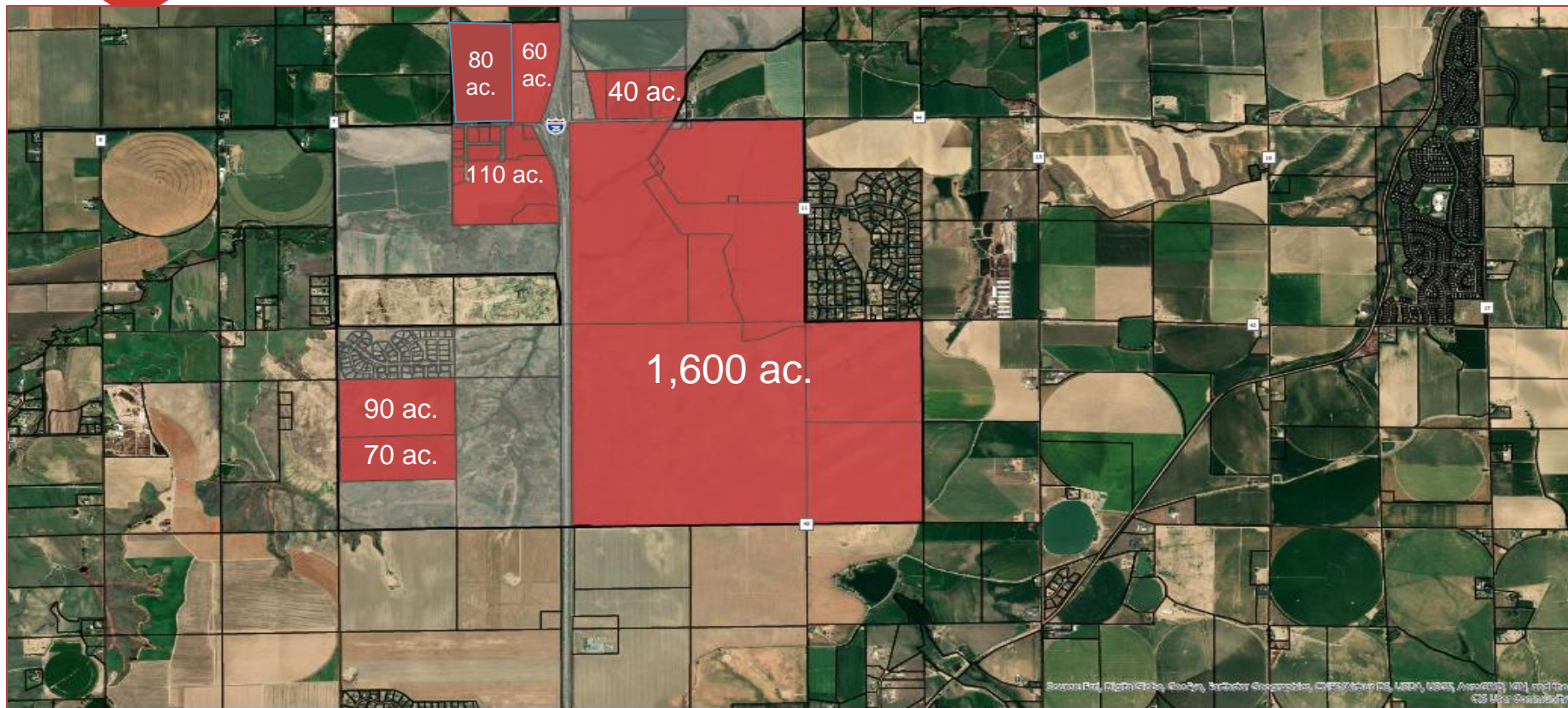


**14 acres commercial
7 acres residential**





I-25 Development Opportunities



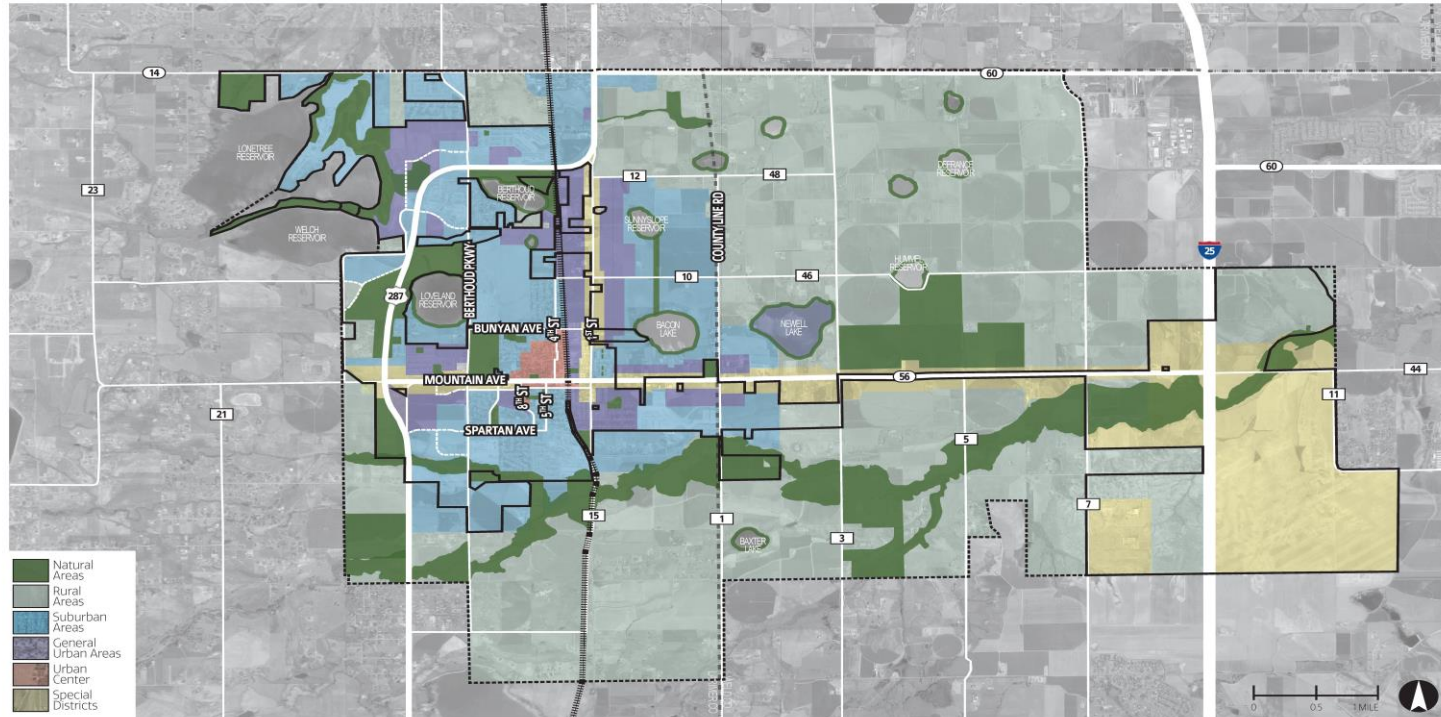


Future Growth Areas

SECTION 3 | PLAN DIRECTION



Figure 3.3
PLACE TYPES MAP







3rd Street Corridor Redevelopment



- Window Planters
- Feetion Lights
- Planters
- Benches
- Planter Pots
- Sollards
- Wall Murals
- Pedestrian Lights with hanging basket



- Typical street furniture
- Custom, detachable warning surface
- Diagonal Parking
- Street pavers
- Splash Pad
- Banners
- Parallel Parking
- Art wall
- Picnic shelter



3rd Street Corridor

Redevelopment of Former Town Hall Site



Berthoud

COLORADO'S GARDEN SPOT

Come **GROW** with us!

BUSINESS FRIENDLY | EXCELLENT SCHOOLS | CENTRALLY LOCATED

Walt Elish
Town of Berthoud
Business Development Department
welish@berthoud.org
970-344-5806



Development Updates

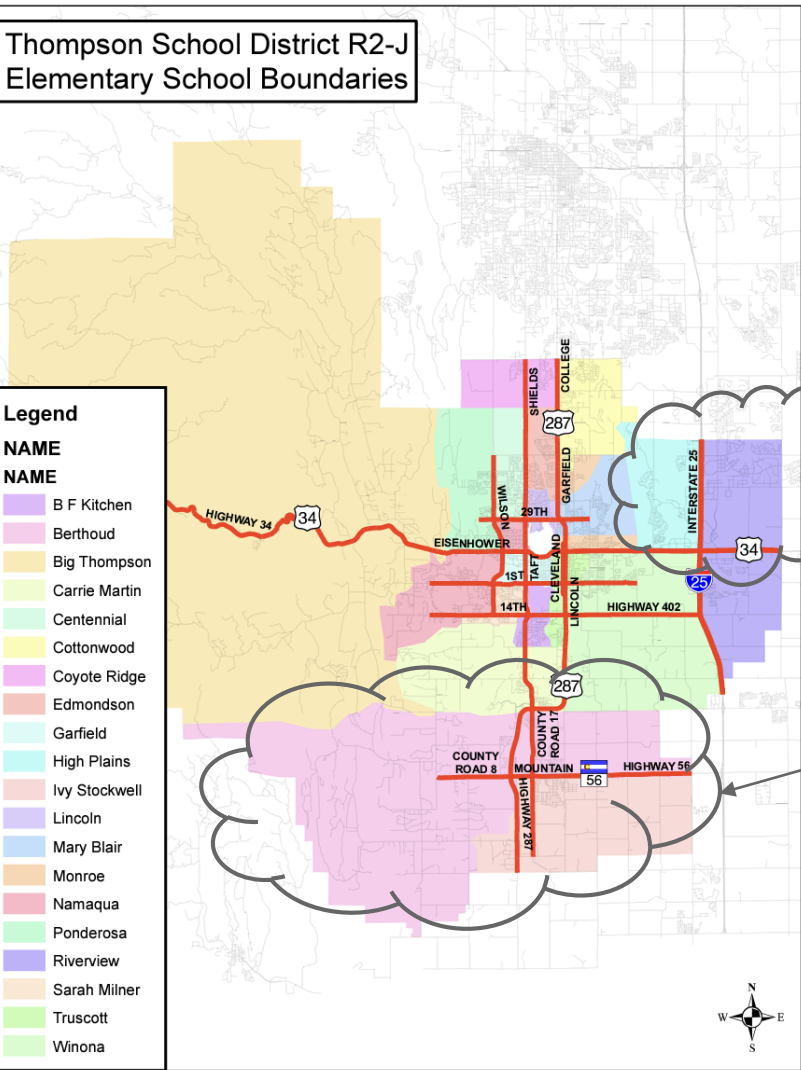
City of Loveland, Robert Paulsen



Thompson School District R2-J
Elementary School Boundaries

Legend

NAME	NAME
B F Kitchen	
Berthoud	
Big Thompson	
Carrie Martin	
Centennial	
Cottonwood	
Coyote Ridge	
Edmondson	
Garfield	
High Plains	
Ivy Stockwell	
Lincoln	
Mary Blair	
Monroe	
Namaqua	
Ponderosa	
Riverview	
Sarah Milner	
Truscott	
Winona	



Demographic Needs

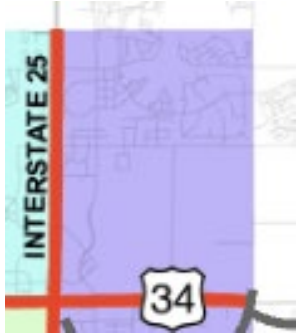
Kingston - Development from 2022 - 2035
TSD has school site in development

Berthoud Growth - Several Different Areas
- TSD has a school site in Farmstead and Heron Lakes

District Sites



Kinston Area



Kinston Analysis

Product Types:

Single Family

High Density

Senior Living

PROJECTIONS:

Grade	2022	2023	2024	2025	2026	2027
K	24	25	27	28	30	31
1	28	24	25	27	29	30
2	14	25	22	23	25	26
3	20	10	18	16	17	18
4	17	20	10	18	16	16
5	13	18	20	10	19	16
6	10	12	16	19	9	17
7	13	9	11	15	17	8
8	19	18	12	15	20	23
Totals	158	161	162	171	180	187

High Level Model Projections - Overall Development
estimated projected complete 2035 - total projected
resident students is **356 total**

Summary - What do we See

Total HPS and RVPK-8 Capacity - 1,750 seats

PROJECTIONS:						
Grade	2022	2023	2024	2025	2026	2027
K	87	85	91	97	106	116
1	86	94	91	97	105	114
2	56	86	93	91	97	105
3	65	63	97	105	102	110
4	65	72	70	107	117	114
5	66	66	73	71	109	118
6	53	77	77	85	83	127
7	48	59	86	86	95	92
8	65	56	69	100	100	111
Totals	591	657	746	840	914	1006

Grade	2022	2023	2024	2025	2026	2027
K	87	85	91	97	106	116
1	86	86	84	90	97	106
2	56	83	84	81	87	94
3	65	58	86	87	84	90
4	65	73	65	96	97	94
5	66	65	73	65	97	97
6	53	71	71	79	71	105
7	48	57	77	76	85	76
8	65	57	68	91	91	101
Totals	591	636	698	764	815	879

RV Mid and High Projection - Capacity 1,000

PROJECTIONS:						
Grade	2022	2023	2024	2025	2026	2027
K	46	48	47	44	45	44
1	46	48	50	49	46	46
2	45	49	50	52	51	48
3	57	46	49	51	53	52
4	49	61	49	53	55	57
5	53	57	71	57	61	64
6	55	59	63	79	63	68
7	47	56	60	64	81	65
8	44	48	58	62	66	83
Totals	442	471	497	511	521	527

HPS High Projections - Capacity 750

** Current Models may not show need in next 7+ years for new school*

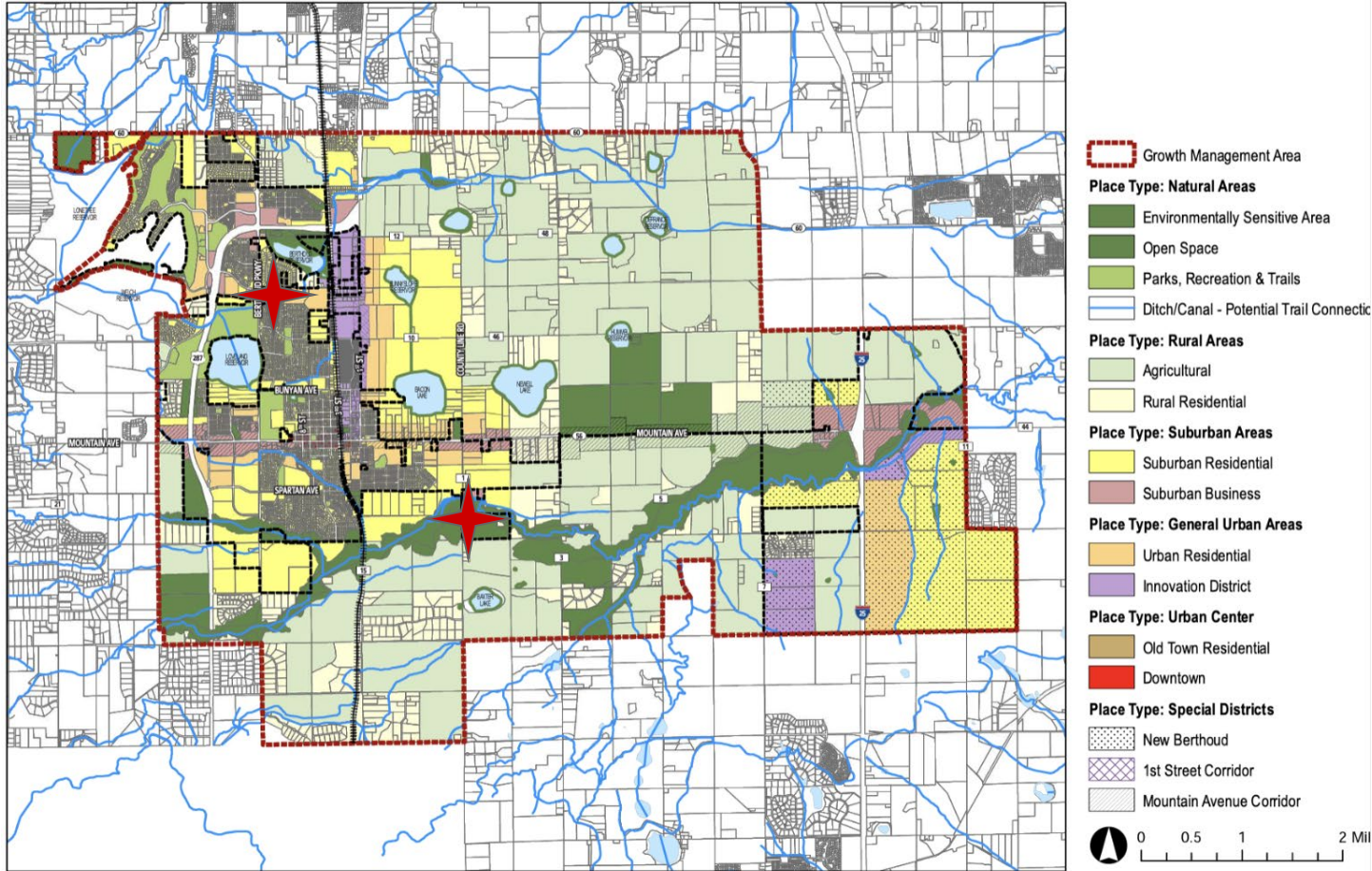
$$180 + 527 + 950 = \sim 1,657$$

Kinston HPS RVPK-8 Total Projected

Note - Capacity at 125% = 2,437



Berthoud Area



Total Berthoud feeder K-12 resident population

RESIDENT HISTORY (based on annual October Count):							CAP: 2705
Grade	2016	2017	2018	2019	2020	2021	2022
K	106	108	131	150	119	150	154
1	121	111	134	138	132	137	163
2	140	126	119	156	131	147	152
3	105	143	141	135	147	141	162
4	122	112	155	141	117	165	157
5	113	129	131	165	143	136	159
6	152	124	146	144	155	161	142
7	137	160	130	149	130	158	160
8	125	145	163	133	137	138	164
9	136	138	152	168	136	162	147
10	155	140	134	149	163	141	161
11	152	151	143	134	138	164	137
12	151	163	140	155	131	154	160
Total	1715	1750	1819	1917	1779	1954	2018
Actual Change =	35	69	98	-138	175	64	
% Change =	0.0%	0.0%	0.0%	-7.2%	9.8%	3.3%	

~Total Capacity
ALL Schools

Projected K-12 resident population

PROJECTIONS:

Grade	2022	2023	2024	2025	2026	2027	2028
K	154	161	168	176	183	190	198
1	163	162	169	177	185	192	200
2	152	179	178	186	195	203	212
3	162	163	193	191	200	209	218
4	157	172	174	205	204	213	223
5	159	160	175	177	209	207	217
6	142	164	164	180	182	215	213
7	160	136	156	157	173	174	205
8	164	162	137	158	159	175	176
9	147	180	177	151	173	174	191
10	161	164	200	198	168	193	194
11	137	164	166	203	201	170	196
12	160	141	169	171	210	207	176
Totals	2018	2107	2228	2331	2440	2523	2618

PROJECTIONS:

Grade	2022	2023	2024	2025	2026	2027
K	154	161	168	176	183	190
1	163	172	180	188	196	204
2	152	179	189	198	207	216
3	162	166	196	206	215	225
4	157	175	179	211	222	232
5	159	172	191	195	230	243
6	142	175	189	210	215	253
7	160	146	180	194	216	221
8	164	166	152	187	202	224
9	147	178	181	165	203	219
10	161	154	186	189	172	212
11	137	160	152	185	187	171
12	160	144	168	160	194	197
Totals	2018	2147	2309	2462	2642	2807

**High-level
projection

100% capacity 2705

**Mid-level
projection



Elementary History

RESIDENT HISTORY (based on annual October Count):							CAP: 1035
Grade	2016	2017	2018	2019	2020	2021	2022
K	106	108	131	150	119	150	154
1	121	111	134	138	132	137	163
2	140	126	119	156	131	147	152
3	105	143	141	135	147	141	162
4	122	112	155	141	117	165	157
5	113	129	131	165	143	136	159
Total	707	729	811	885	789	876	947
Actual Change =	22	82	74	-96	87	71	
% Change =	3.1%	11.2%	9.1%	-10.8%	11.0%	8.1%	

Elementary Total Resident Projections

PROJECTIONS:							
Grade	2022	2023	2024	2025	2026	2027	2028
K	154	161	168	175	182	189	196
1	163	162	169	177	184	191	198
2	152	179	178	186	194	202	210
3	162	163	193	191	200	209	217
4	157	172	174	205	204	213	222
5	159	160	175	177	209	207	217
Totals	947	997	1057	1111	1172	1211	1260

BEL & IVY
Total Capacity - 1,035

Mid Projection

PROJECTIONS:							
Grade	2022	2023	2024	2025	2026	2027	2028
K	154	161	168	175	182	189	196
1	163	184	192	201	209	217	226
2	152	186	210	219	229	238	248
3	162	171	209	236	247	258	268
4	157	181	191	234	264	276	288
5	159	183	211	223	273	308	322
Totals	947	1066	1182	1288	1403	1486	1547

High Projection



Turner Middle School Resident

RESIDENT HISTORY (based on annual October Count):							CAP: 770
Grade	2016	2017	2018	2019	2020	2021	2022
5	113	129	131	165	143	136	159
6	152	124	146	144	155	161	142
7	137	160	130	149	130	158	160
8	125	145	163	133	137	138	164
Total	414	429	439	426	422	457	466
Actual Change =	15	10	-13	-4	35	9	
% Change =	3.6%	2.3%	-3.0%	-0.9%	8.3%	2.0%	

*Note - Slower growth rate Vs. Elementary

PROJECTIONS:

Grade	2022	2023	2024	2025	2026	2027	2028
6	142	179	183	188	192	197	202
7	160	149	189	192	197	202	207
8	164	170	158	200	204	209	214
Totals	466	498	530	580	593	608	623

High Projection

PROJECTIONS:

Grade	2022	2023	2024	2025	2026	2027	2028
6	142	164	167	171	175	179	184
7	160	136	156	160	164	168	172
8	164	162	137	158	162	166	170
Totals	466	461	461	489	500	513	525

Mid Projection

Turner Capacity ~700



Berthoud School High Projections

PROJECTIONS: HIGH

Grade	2022	2023	2024	2025	2026	2027	2028
9	173	204	185	186	199	203	205
10	181	172	203	184	185	198	202
11	153	181	172	203	184	185	198
12	190	159	188	179	211	191	192
Totals	697	715	748	752	779	777	797

Total ALL Berthoud Capacity Vs. Projected (Resident)

<i>School</i>	<i>Capacity @100%</i>	<i>Capacity @ 125%</i>	<i>Estimated Resident 2028</i>
BES	580	725	611
IVY	455	569	537
TMS	700	875	623
BHS	990	1238	
<i>Total</i>	<i>2725</i>	<i>3406</i>	

} Elementary School -
 Needs additional Space

 } Middle School - Needs
 Additional Space

Resident Projections 2,600 - 2,800 by 2027

Berthoud Summary - Options

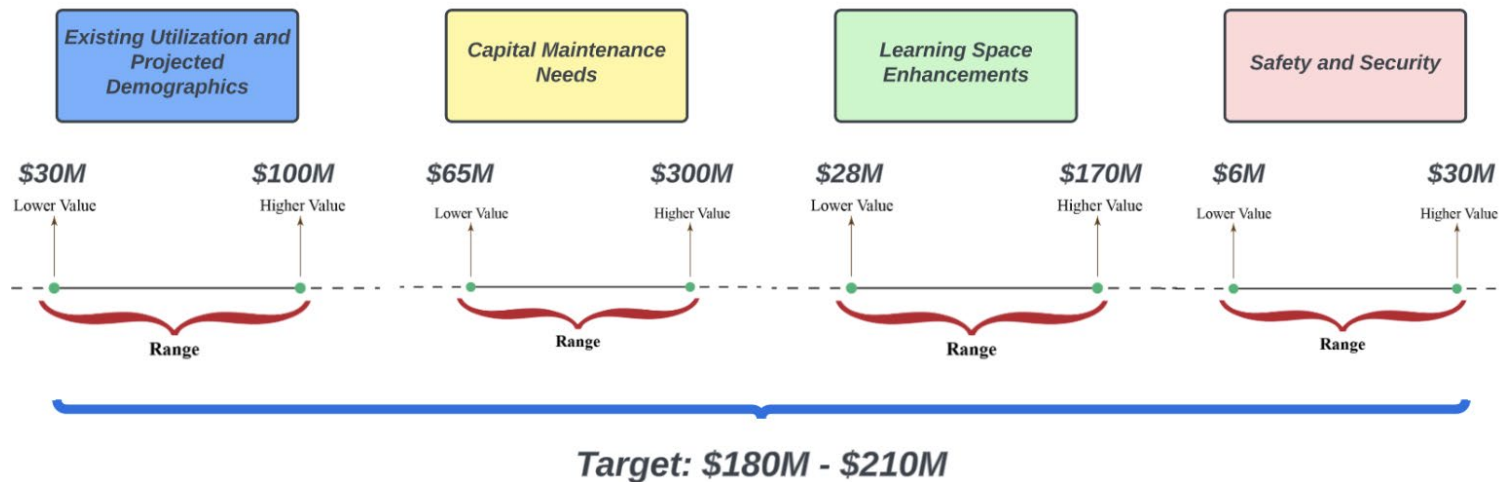
- ***Elementary Additions***
- ***Middle School Addition***
- ***New Elementary School***
- ***PK-8 feasibility***

Schools	Oct Count 22		School Capacity Service Levels				
	Enrollment	Utilization VS. Service Level B	Acceptable Levels			Unacceptable Levels	
			Building Program Capacity			Service Level D	Service Level U
			Service Level	Service Level	Service Level		
			A	B	C		
75% of capacity - designed for -			Up to 125%			over 125%	under 75%
Elementary Schools (Grades K-5)							
Berthoud	482	83%	435	580	725	726	434
BF Kitchen	187	67%	210	280	350	351	209
Big Thompson	206	81%	191	255	319	320	190
Carrie Martin	212	76%	210	280	350	351	209
Centennial	335	63%	398	530	663	664	397
Cottonwood Plains	357	67%	398	530	663	664	397
Coyote Ridge	264	70%	281	375	469	470	280
Garfield	205	68%	225	300	375	376	224
High Plains	296	81%	275	366	458	459	274
Ivy Stockwell	402	88%	341	455	569	570	340
Laurene Edmondson	236	84%	210	280	350	351	209
Lincoln*	186	52%	266	355	444	445	265
Mary Blair	170	35%	360	480	600	601	359
Monroe	215	43%	379	505	631	632	378
Namaqua	252	50%	379	505	631	632	378
Ponderosa	335	61%	413	550	688	689	412
Riverview	425	66%	480	640	800	801	479
Sarah Milner	229	57%	304	405	506	507	303
Truscott	193	58%	248	330	413	414	247
Winona	222	40%	413	550	688	689	412
Subtotal	5,409	63%		8,551			
Middle Schools (Grades 6-8)							
Bill Reed	511	57%	675	900	1125	1,126	674
Conrad Ball	294	36%	608	810	1013	1,014	607
High Plains	146	80%	137	183	229	230	136
Lucile Erwin	713	79%	675	900	1125	1,126	674
Riverview	166	52%	240	320	400	401	239
Turner	468	61%	578	770	963	964	577
Walt Clark*	359	40%	675	900	1125	1,126	674
Subtotal	2,657	56%		4,783			
High Schools (Grades 9-12)							
Berthoud*	697	70%	743	990	1238	1,239	742
Ferguson	122	98%	94	125	156	157	93
Loveland	1,530	102%	1,125	1,500	1875	1,876	1,124
Mountain View	1,141	77%	1,106	1,475	1844	1,845	1,105
Thompson Valley*	1,039	70%	1,106	1,475	1844	1,845	1,105
Subtotal	4,529	81%		5,565			
TOTAL	12,595	67%	na	18,899			

Current Utilization



Capital Need Prioritization Input



Small Group Discussion

- Target Dollar Amount:
 - Pro's/ Con's
- Capital Need focus areas:
 - Language
 - Ranges