

1. Agenda

Documents:

[2022.08.30 APPROVED SPECIAL TOWN BOARD MEETING AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2022.08.30 SPECIAL MEETING PACKET.PDF](#)



SPECIAL MEETING MINUTES OF THE TOWN BOARD

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, August 30, 2022, 6:30 p.m.**

I. REGULAR MEETING CALLED TO ORDER – Mayor Pro Tem Grace at 6:31 p.m.

II. PLEDGE OF ALLEGIANCE – Mayor Pro Tem Grace

III. ROLL CALL – Mayor Pro Tem Grace

The following Board Members were present:

Mayor Pro Tem Mike Grace
Trustee Karl Ayers
Trustee Jeff Butler
Trustee Tim Hardy
Trustee Sean Murphy
Trustee May Soricelli

The following Board Members were absent:

Mayor William Karspeck

The following were also present:

Town Administrator Chris Kirk
Deputy Town Clerk Michelle Adams

IV. SCHEDULED ITEMS

1. Pioneer Park Pollinator Garden Presentation

(Kenyan Clarkson)

Trustee Soricelli moved to approve any excess funding needed for the pollinator garden project once other fundraising was completed up to \$2,479.00 by the end of September 2022.

Trustee Ayers seconded the motion.

In a 6-0 roll call vote, the **MOTION CARRIED.**

2. Mosquito Spraying Discussion

(Town Board)

Mayor Pro Tem Grace opened it up for public participation, and the following spoke:

Jeff Hindman of Berthoud

Trustee Hardy moved to rescind the 2017 mosquito spray policy not to spray in the future unless the vector index exceeds .75 in two consecutive weeks of testing and would be addressed by a special public meeting of the Town Board called by Town Staff on whether to spray based on the current factors and conditions around current testing and to keep our existing efforts on larviciding in place.

Trustee Ayers seconded the motion.

In a 6-2 roll call vote, the **MOTION CARRIED.**

3. 1st Street Corridor Plan

(Chris Kirk)

Roger Sherman with BHA Presented.

Information Only

4. **3rd Street and Massachusetts Avenue Redevelopment**

(Chris Kirk)

Roger Sherman with BHA Presented.

Information Only

Trustee Murphy moved to continue the meeting past 9:30 p.m. to complete the last agenda item and any additional discussion after that.

Trustee Hardy seconded the motion.

All were in favor, the MOTION CARRIED.

5. **I-25 Roundabout Design**

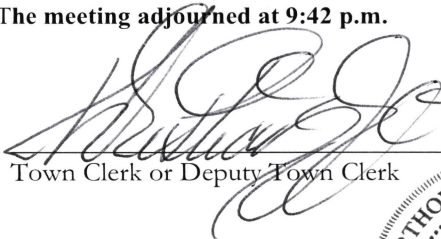
(Chris Kirk)

Roger Sherman with BHA Presented.

Information Only

V. ADJOURNED FROM SPECIAL MEETING

The meeting adjourned at 9:42 p.m.


Town Clerk or Deputy Town Clerk


Mayor Pro Tem Grace





SPECIAL MEETING OF THE TOWN BOARD

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, August 30, 2022, 6:30 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

You may also join virtually using Zoom:

Phone: 1-346-248-7799 or 301-715-8592

Web: www.zoom.us/join

Use this Meeting ID: 891 6015 5251

Please note that you will need to call into the meeting if you wish to speak and do not have a microphone on your computer. If you are using a mobile device, it is highly recommended that you download the Zoom app.

- I. SPECIAL MEETING CALLED TO ORDER – Mayor William Karspeck**
- II. PLEDGE OF ALLEGIANCE – Mayor William Karspeck**
- III. ROLL CALL – Mayor William Karspeck**
- IV. PIONEER PARK POLLINATOR GARDEN PRESENTATION (15 MINUTES)**
- V. MOSQUITO SPRAYING DISCUSSION (45 MINUTES)**
- VI. 1ST STREET CORRIDOR PLAN (45 MINUTES)**
- VII. 3RD STREET AND MASSACHUSETTS AVENUE REDEVELOPMENT (30 MINUTES)**
- VIII. I-25 ROUNDABOUT DESIGN (30 MINUTES)**
- IX. ADJOURN**

Town Clerk or Deputy Town Clerk

William Karspeck, Mayor

August 30, 2022, Special Meeting Agenda

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	August 30, 2022
Agenda Title/Subject:	Mosquito Control Policy
Type of Item:	Regular Item
Purpose:	Discuss the Town's adopted Mosquito Control Policy and Vector Control Practices
Presented by:	Town Board and Staff with support from Larimer County Public Health Department

ATTACHMENTS:

- Resolution No. 6-17b (the Town's currently adopted policy)

BACKGROUND:

On August 19, 2022, Town staff initiated adult mosquito control practices utilizing EPA-approved pesticides applied by the Town's vector control contractor, Vector Disease Control International (VDCI). The decision to spray was made based upon the Town's adopted Mosquito Control Policy (attached) and at the recommendation of the Larimer County Public Health Department. In accordance with the Town's policy, spraying is to occur when the Vector Index in Berthoud rises above 0.5.

Vector Index (VI) is a measure of the average number of mosquitos infected with West Nile Virus (WNV) per trap in a given area. The VI indicates the relative risk of West Nile Transmission and a VI over 1.0 is considered to be very high. Spraying is targeted in the areas surrounding the traps where mosquitos infected with WNV were found.

The spray operation conducted on August 19 was the first time in approximately 6 years that the Town has had to implement adult mosquito control measures. As a result, the decision to spray received varied responses including both significant concern and support. At the August 23, 2022, Town Board meeting, the Board requested more information about the Town's vector control practices and to hold a special meeting to consider the appropriateness of the current Policy.

UPDATE/NEXT STEPS:

This special meeting is an opportunity to review the current policy and determine any appropriate next steps.

RECOMMENDED ACTION(S):

Provide direction to Town Staff

**TOWN OF BERTHOUD
RESOLUTION NO. 6-17b**

**A RESOLUTION OF THE TOWN OF BERTHOUD, COLORADO
ESTABLISHING A POLICY FOR MOSQUITO CONTROL SPRAYING**

WHEREAS the Town of Berthoud is surrounded by agricultural lands and wetland areas which are prone to develop substantial mosquito populations in certain years and seasons; and

WHEREAS vector borne diseases from mosquitoes are a significant public health concern, as is environmental and ecological damage from excessive or unnecessary pesticide application; and

WHEREAS, the Larimer County Health Department regularly conducts evaluations of the intensity and types of mosquito infestations, including a determination of populations likely to carry West Nile virus and other diseases, and provides recommendations as to whether active spraying is warranted; and

WHEREAS, the Town of Berthoud will now maintain its own traps and evaluation data in addition to the data from the county; and

WHEREAS, Town staff has requested a fixed policy to determine when to rely on larval and bacterial control programs regularly employed by the Town and when to engage a contractor for active spraying

WHEREAS, The Town of Berthoud is committed to continuing our motto as "The Garden Spot of Colorado,"

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO AS FOLLOWS:

1. The attached 'Emergency Adult Mosquito Control Policy Statement' is hereby adopted as the official policy of the Town for determining when adult mosquito control shall be implemented as a matter of public health and safety;
2. Town staff shall be responsible to promote the communications standards set out in the attached Policy; and
3. Town staff shall implement active mosquito control measures (spraying) only as set forth in the attached 'Emergency Adult Mosquito Control Policy Statement'.

PASSED, ADOPTED AND APPROVED THIS 13th day of June, 2017.

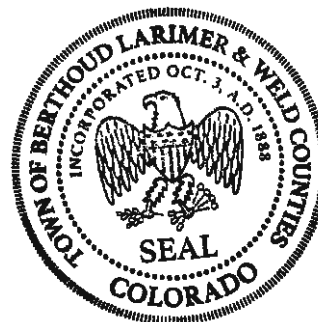
TOWN OF BERTHOUD

BY: 

Steve Mulvihill, Mayor

ATTEST:


Acting Town Clerk



EMERGENCY ADULT MOSQUITO CONTROL POLICY STATEMENT

1. In order to effectively combat West Nile virus through the season, the Town has contracted to conduct a mosquito surveillance program and sets traps weekly within the Town of Berthoud to monitor changes in the mosquito population over time and to evaluate effective management of its larvicide program. (The Town of Berthoud is also conducting a comprehensive larvae control program to kill mosquito larvae before they emerge from breeding areas. The contract is to apply a biological larvicide to breeding sites per the attached map. The larvicide is a natural non-toxic biological product that affects only mosquitoes and is not harmful to fish and animals).

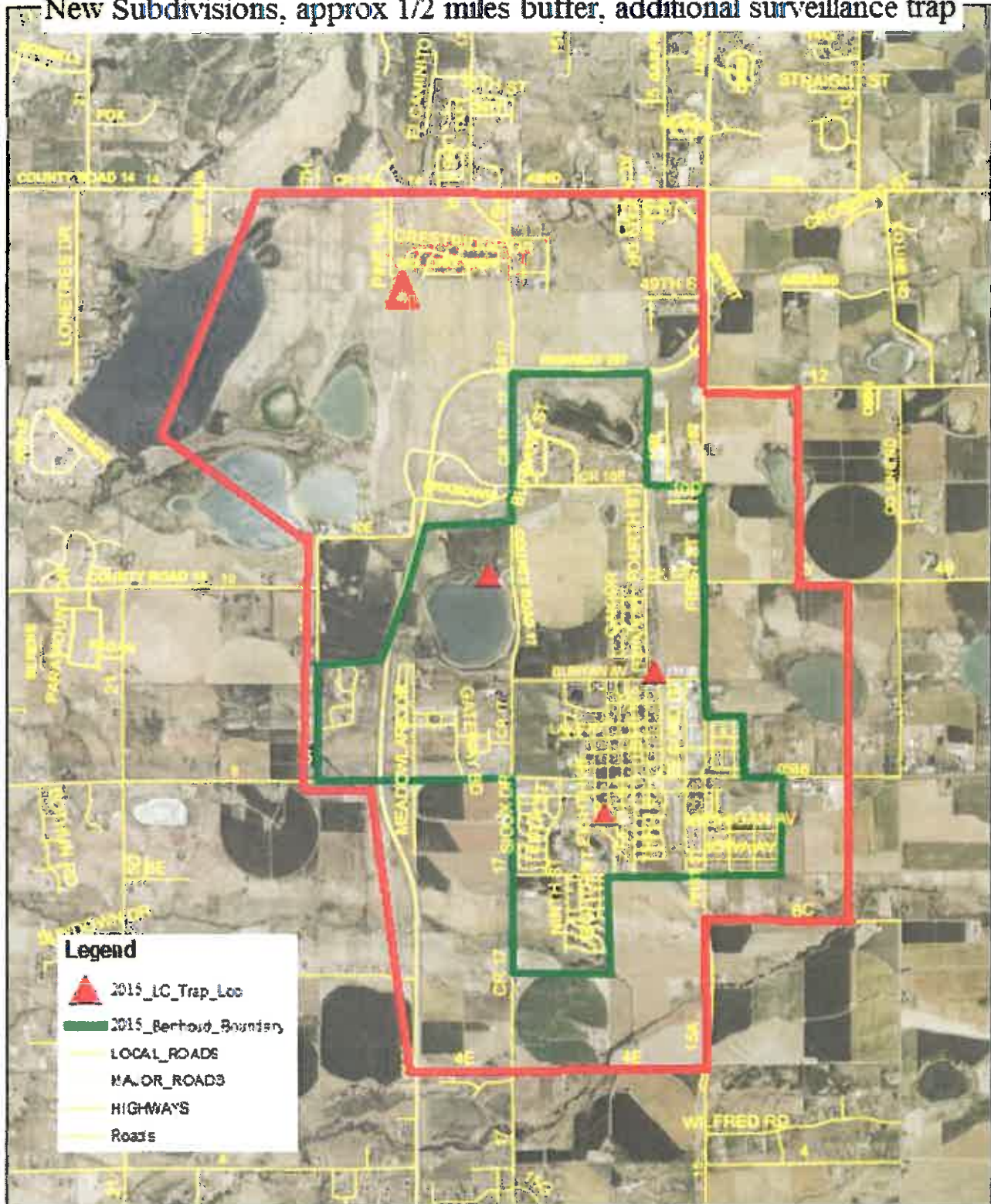
2. At any time that any mosquito-borne disease becomes a real or imminent public health threat, adult mosquito control measures for adult insects will become a priority issue for the Town of Berthoud. A real or imminent public health threat will be established by a Vector Index (VI) of .5 or higher which is calculated for the Town from data obtained as an average of the Town's trap network, per the attached map. Such data shall be published on a weekly basis on the Town web site.

3. The Vector Index (VI), which measures the level of West Nile Virus (WNV) infected mosquitoes in an area, is accepted as the best available predictor of human risk from that disease. The VI is a number calculated by combining measures of the abundance of Culex mosquitoes (the species which carries WNV) and the rate of infection in those mosquitoes. Published investigations of large WNV outbreaks have shown that once a vector index is over 0.5, the risk of human infection increases substantially. The Larimer County Department of Health has adopted the 0.5 VI as the threshold indicator of a health risk to the community.

4. Upon notice of a Vector Index of .5 or higher, as an average of the Town trap network, adult control measures will be implemented town-wide on two consecutive evenings on or after 10 PM (weather permitting) and spray exclusion zones will not be recognized. Such adult control measures shall occur at the direction of the Town staff without further Board action. Notice to residents of the intended application date will be made via the Town website, VDCI website, press release, and social media updates. Community members may also sign up to receive email alerts from VDCI. The Town of Berthoud will give a minimum of 48 hours' notice through these channels before commencing spray operations. The Town of Berthoud will implement all recognized means to reduce the adult mosquito population within the area where disease transmission to humans is a concern. In 2017, the Town has contracted with Colorado State University to test Town traps and provide a weekly data report which will include the Vector Index for the Town. The Town will generally receive those reports on a Monday, meaning that adult control events may occur as early as Wednesday or Thursday of the same week.

Expansion Option 2

New Subdivisions, approx 1/2 miles buffer, additional surveillance trap



Berthoud Mosquito Control Program

0 0.35 0.7 1.4 Miles



This map is the property of
Colorado Mosquito Control, LLC





BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	August 30, 2022
Agenda Title/Subject:	1. 1st Street Corridor Plan 2. 3rd Street and Massachusetts Ave Plan 3. I-25 Roundabout Designs
Type of Item:	Regular Item
Purpose:	Review the ongoing plan development for the design projects included in the Subject line above
Presented by:	Town Staff and BHA Design

ATTACHMENTS:

- Presentation regarding the status of the three projects
- 1st Street Corridor Future Land Use Map (Adopted Comp Plan)
- 1st Street Corridor Existing Trends Map
- 1st Street Corridor Constraints Map
- 1st Street Corridor Opportunities Map
- 1st Street Corridor Draft Concept A
- 1st Street Corridor Draft Concept B

BACKGROUND:

As the Board is aware, the 2021 Comprehensive Plan suggested that a Corridor Plan be created for the 1st Street area to establish a long-term vision for the area, similar to the Mountain Avenue Corridor Plan. The guiding principles of this plan, as outlined in the Comp Plan, is that the 1st Street Corridor would evolve “into a modern innovation hub designed as a green and connected campus that provides for a range of employment and business uses catering to creatives, artisans, makers, startups, and other innovators. Residential uses can be blended into these areas to support the business community.”

In June 2022, Town staff toured the area with the consulting team, and in July 2022, the first community meeting was held at the Northern Water headquarters located in the heart of the 1st Street corridor. Since that time, the planning team lead by Plan Tools and BHA Design have been working on draft concepts for the corridor. During the meeting, a presentation will be given to outline progress to date and to gather feedback from the Board about the ideas that will be used to guide the next phase of the planning project.

In addition to the 1st Street Corridor, BHA Design is assisting the Town with the redevelopment concepts for the 3rd Street and Massachusetts Avenue area, as conceived of in the Mountain Avenue Overlay Plan. While some of the general concepts have been previously shared with the Board, a more refined draft vision is now available. Town staff, and the design team, would like to

get the Board's feedback about the current concept in advance of our first community meetings with the adjacent and affected property owners.

Lastly, as the Board is aware, the reconstruction of the I-25 and Highway 56 interchange has created a great opportunity to create an iconic entrance to the Town from the freeway. Sculptures by artist Tim Upham were selected by the Board for development and placement within the center of the new roundabouts, and BHA Design is preparing the landscape designs to compliment the amazing artwork. Town Staff will be looking for feedback and direction on the proposed enhancements to the I-25 roundabout designs.

UPDATE/NEXT STEPS:

This special meeting is an opportunity to review the draft plans and designs for the three projects outlined. Next steps will be discussed at the meeting.

COMMUNITY TOUCHSTONES:

Each of these projects is intended to improve the Community Identity of the Town. Stronger economic opportunities will also improve Resiliency, allowing the Town to weather economic oscillations in the future.

RECOMMENDED ACTION(S):

Provide direction to Town Staff

WELCOME!

Town Board Work Session

August 30, 2022

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AGENDA

- 1st STREET CORRIDOR PLAN
- LOVEJOY DISTRICT
- BERTHOUD GATEWAY

Town Board Work Session

BERTHOUD 1ST STREET CORRIDOR PLAN

PROJECT PURPOSE

ACHIEVABLE GOAL: MAINTAINING A STRONG COMMUNITY IDENTITY					
Action Item	Priority	Timeframe	Cost	Partners	
Topic: Community Design					
Prepare a 1st Street Corridor Plan that includes a comprehensive set of design guidelines similar in scope to the Mountain Avenue Corridor Plan	2	ST	\$	TBD	

The purpose of this project is to identify present and future needs and opportunities of the 1st Street Corridor and establish design preferences and strategic priorities.



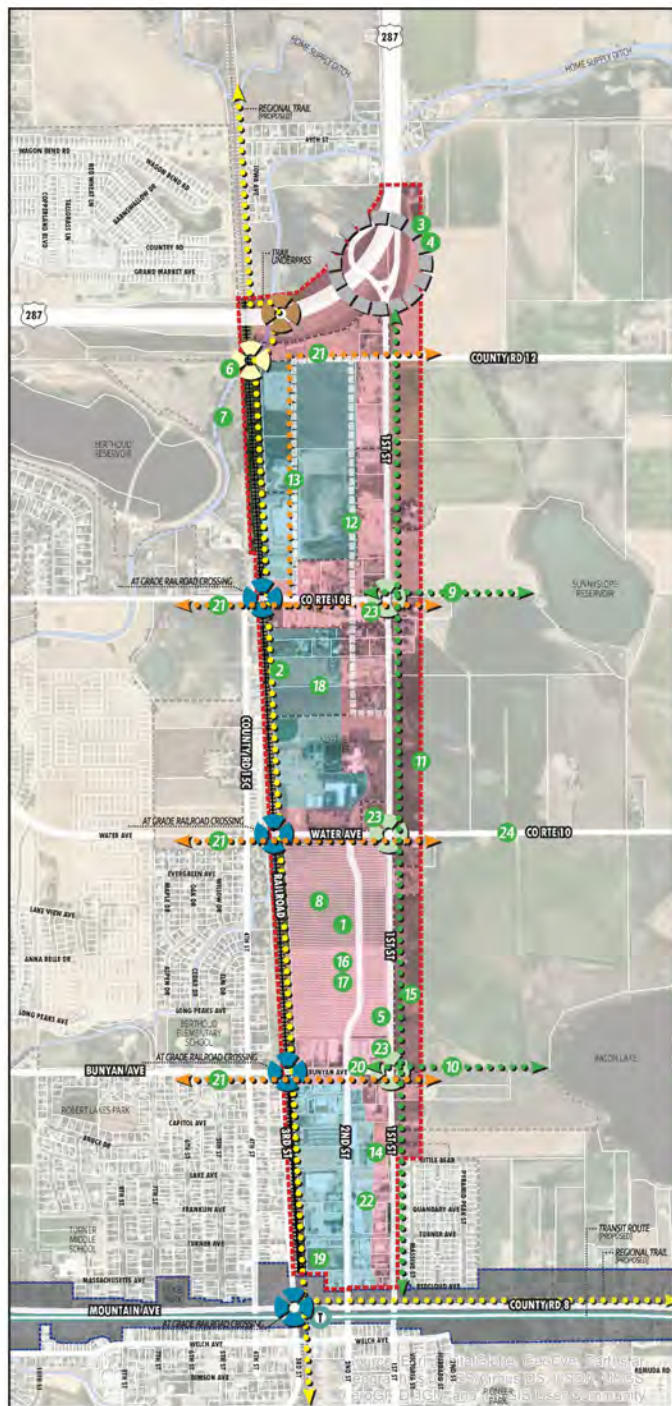
1ST STREET CORRIDOR PLAN

Project Update:

- **Toured project area with Town Staff in June**
- **Community Meeting #1 – July 21, 2022**
 - Created Project Website
 - Traveling exhibit posted in Town Hall
 - Community Meeting Notices - mailed to property owners by Town
 - Community Meeting held in Northern Water's Board Room
 - 32 attendees signed in
 - Reviewed Opportunities and Constraints
 - Visual Preferences
 - Received feedback from community
- **Developing Preliminary Concepts**

Town Board Work Session

Opportunities & Constraints



OPPORTUNITIES MAP

1st STREET CORRIDOR PLAN | BERTHOUD, CO

DRAFT - FOR REVIEW PURPOSES ONLY

Last Revised: July 6, 2022

CHARACTER SUBAREAS

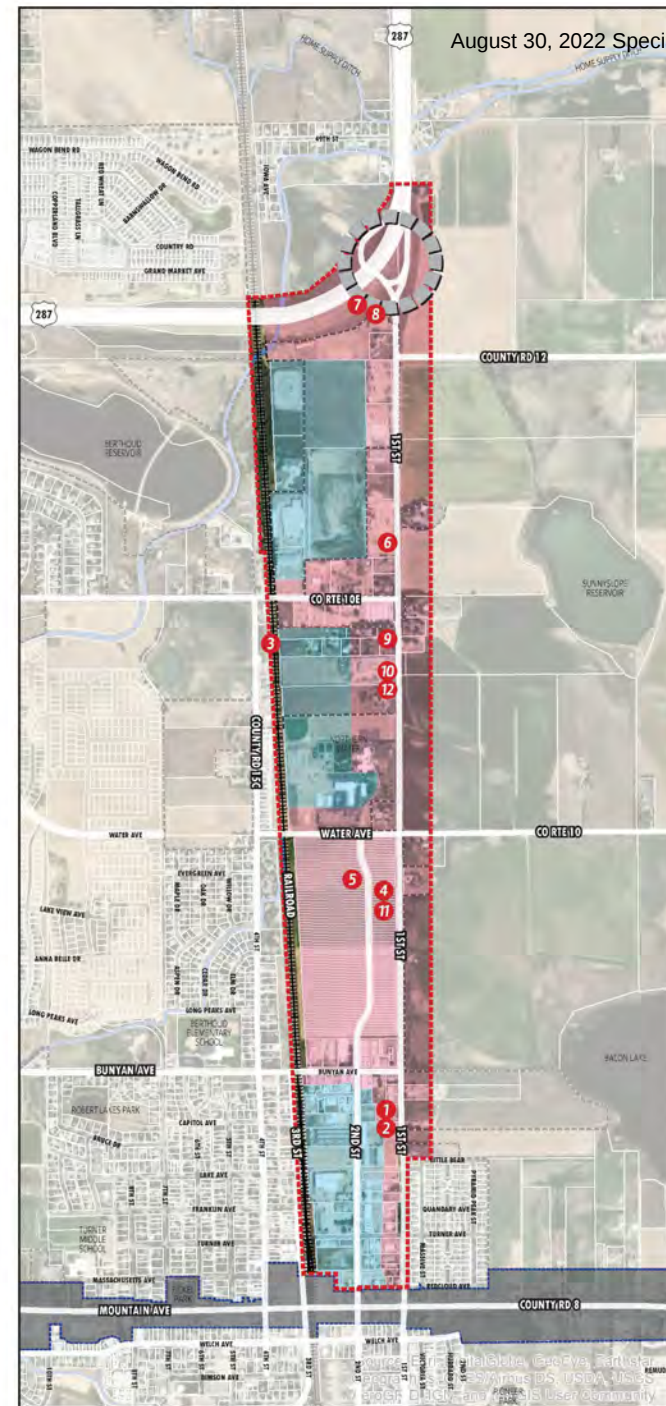
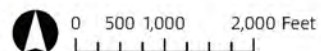
- Lower Visibility, Lesser Architectural Standards
- Higher Visibility, Higher Standards

TRANSPORTATION ELEMENTS

- Existing At-Grade Railroad Crossing
- Potential Trail Railroad Crossing
- Potential Trail Underpass
- Existing US 287 Partial Interchange
- Potential for Enhanced Pedestrian Experience
- Potential for Improved Connectivity
- Potential Green Connection to Lake/Reservoir
- Potential Regional Trail
- Potential Transit Route

OPPORTUNITIES

- Mixed use or workforce housing w/ attainable rents
- Regional trail parallel to railroad
- Full interchange at US 287
- Town gateway
- Buffered on-street bike lanes on 1st St
- Potential trail crossing across railroad
- Town trail connecting to residential area
- Potential for master planned live/work campus
- Green connections to Sunnyslope Reservoir
- Green connections to Bacon Lake
- Greenway/linear park to serve as a method of transition between higher density urban residential and lower density suburban residential neighborhoods
- 2nd St extension
- North/south connector using existing access road
- Exemplar architecture along corridor (ex: Agile RF)
- Landscaping to buffer future residential from roadway
- Delineation of on- and off-street parking patterns
- Design of consistent outdoor storage fencing standards
- Incubator for light manufacturing w/ limited retail
- Use of regional detention area for passive open space, which can be replicated on similar sites
- Bunyan Ave as key east/west connector
- Improvements along east/west connections
- Use of industrial external building walls for public art
- Enhanced pedestrian experience, transportation improvements, and building street orientation at major intersections along 1st St
- LCR 10/WCR 46 could provide regional eastern connectivity and function as a parallel route to SH 56



August 30, 2022 Special Town Board Meeting Packet
1st STREET CORRIDOR PLAN | BERTHOUD, CO
Page 12 of 59

CONSTRAINTS MAP

1st STREET CORRIDOR PLAN | BERTHOUD, CO

DRAFT - FOR REVIEW PURPOSES ONLY

Last Revised: July 5, 2022

CHARACTER SUBAREAS

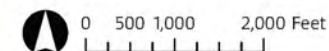
- Lower Visibility, Lesser Architectural Standards
- Higher Visibility, Higher Standards

TRANSPORTATION ELEMENTS

- Existing US 287 Partial Interchange

CONSTRAINTS

- Inconsistent multimodal infrastructure along 1st St
- Inconsistent parking orientation along 1st St
- Limited railroad crossings impact east/west circulation
- Sewer line at max capacity and need of upgrade
- Limited north/south connectivity
- Incomplete bike/pedestrian facilities
- Partial interchange limits access
- Existing severe grade separation at US 287
- Overhead power lines
- Existing 80 ft ROW (100 ft would be optimal)
- Limited ADA accessible infrastructure
- Frequent access points without turn lanes can create safety conflicts and make access management a challenge



1st STREET CORRIDOR PLAN TOWN OF BERTHOUD, COLORADO



Commercial



Industrial (High Visibility)



Industrial (Low Visibility)



1st STREET CORRIDOR PLAN TOWN OF BERTHOUD, COLORADO

August 30, 2022 Special Town Board Meeting Packet
Page 13 of 59



Mixed use



Residential



Live-Work





Local Street Intersections



Arterial Intersections



Bike Lanes



Pedestrian Crossings



Arterial Streetscapes



Local Streetscapes



Linear Parks

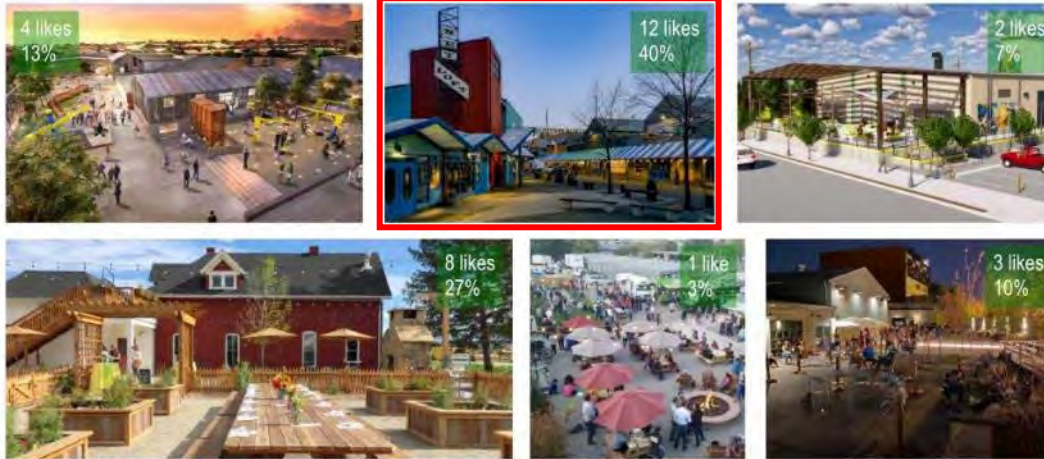


Green Infrastructure





Gathering Spaces & Amenities



Signage & Murals



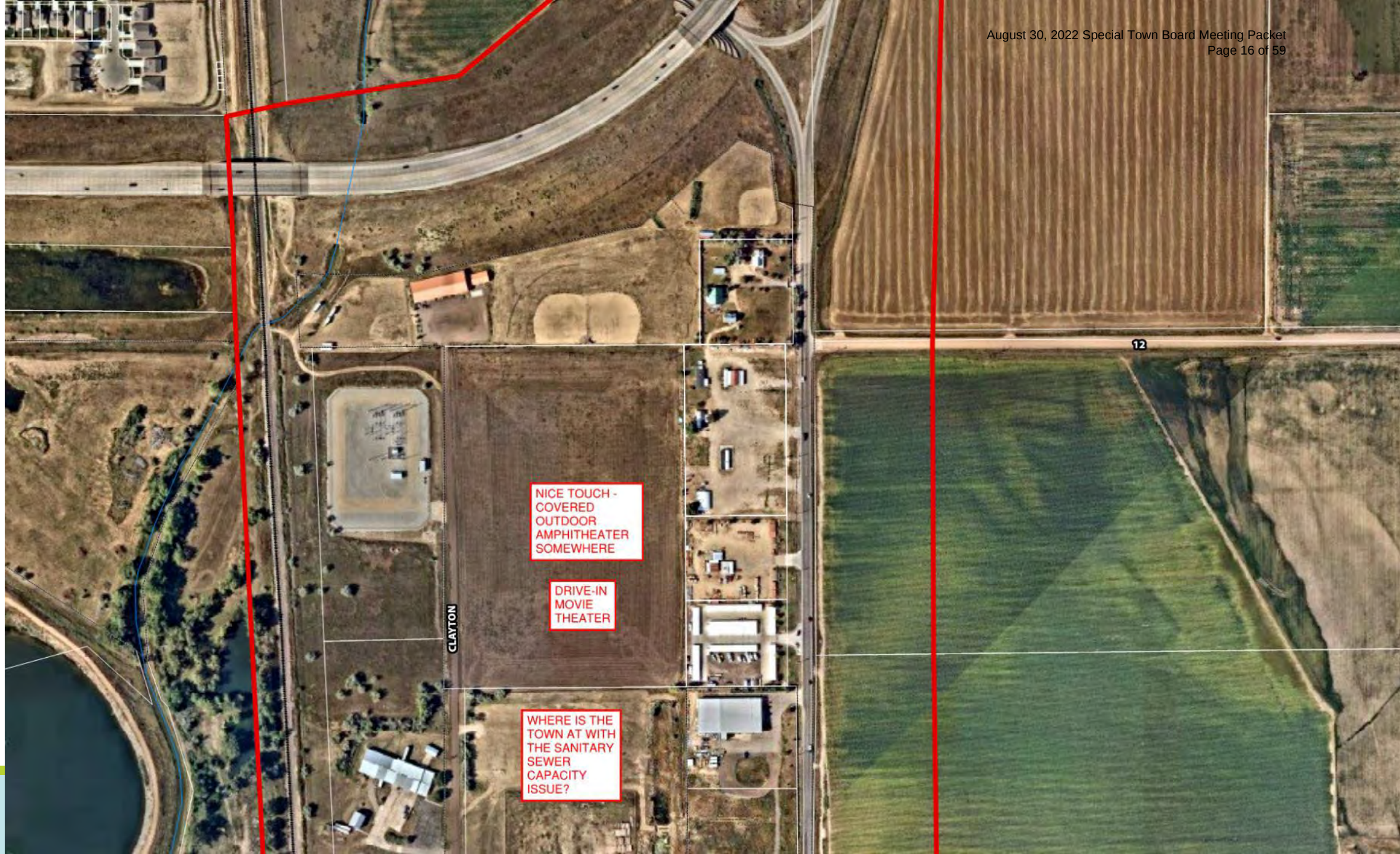
Off-Street Parking



Town Board Work Session

BERTHOUD 1st STREET CORRIDOR PLAN

Community Feedback



NICE TOUCH -
COVERED
OUTDOOR
AMPHITHEATER
SOMEWHERE

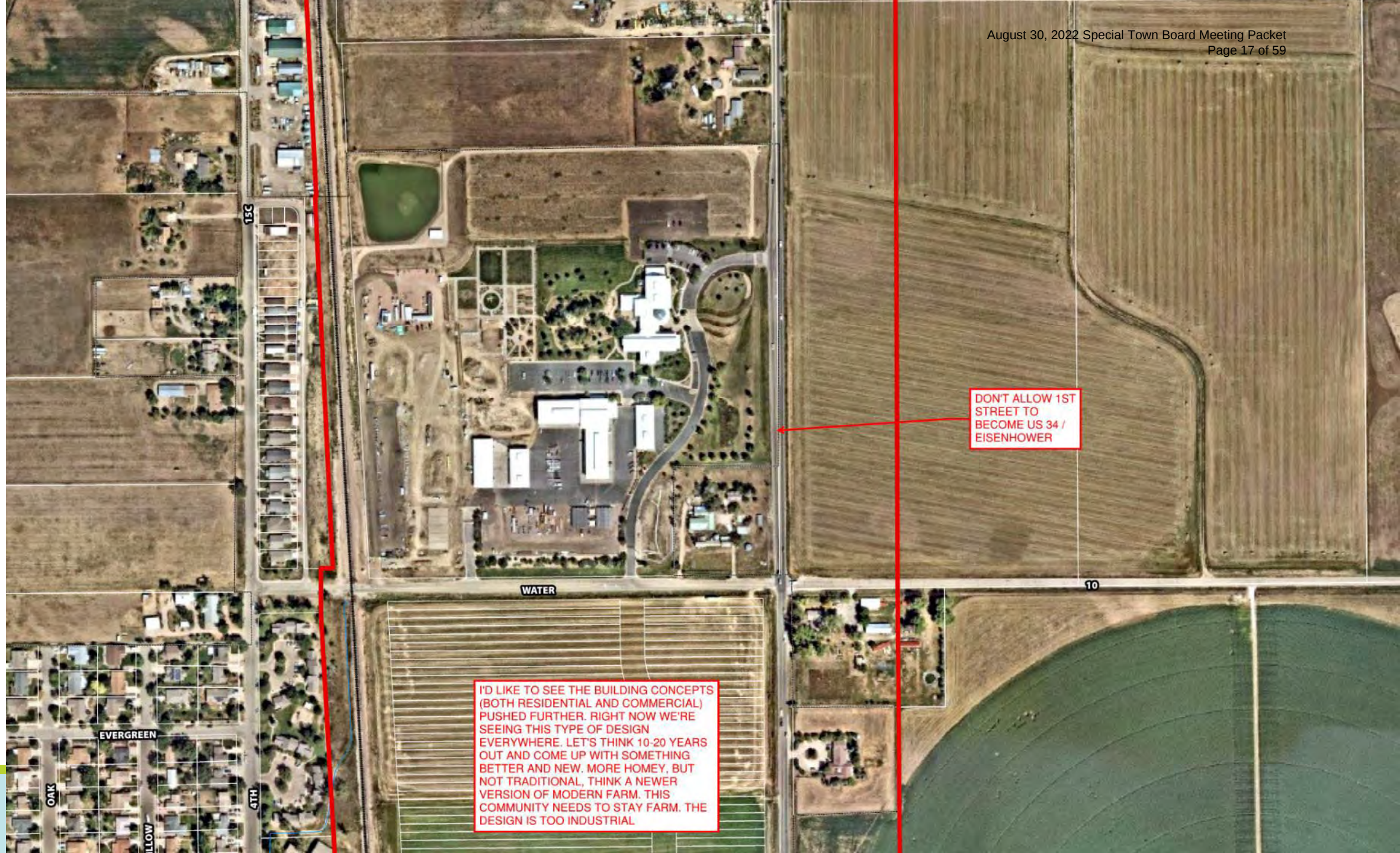
DRIVE-IN
MOVIE
THEATER

WHERE IS THE
TOWN AT WITH
THE SANITARY
SEWER
CAPACITY
ISSUE?

CLAYTON

12

Community Feedback



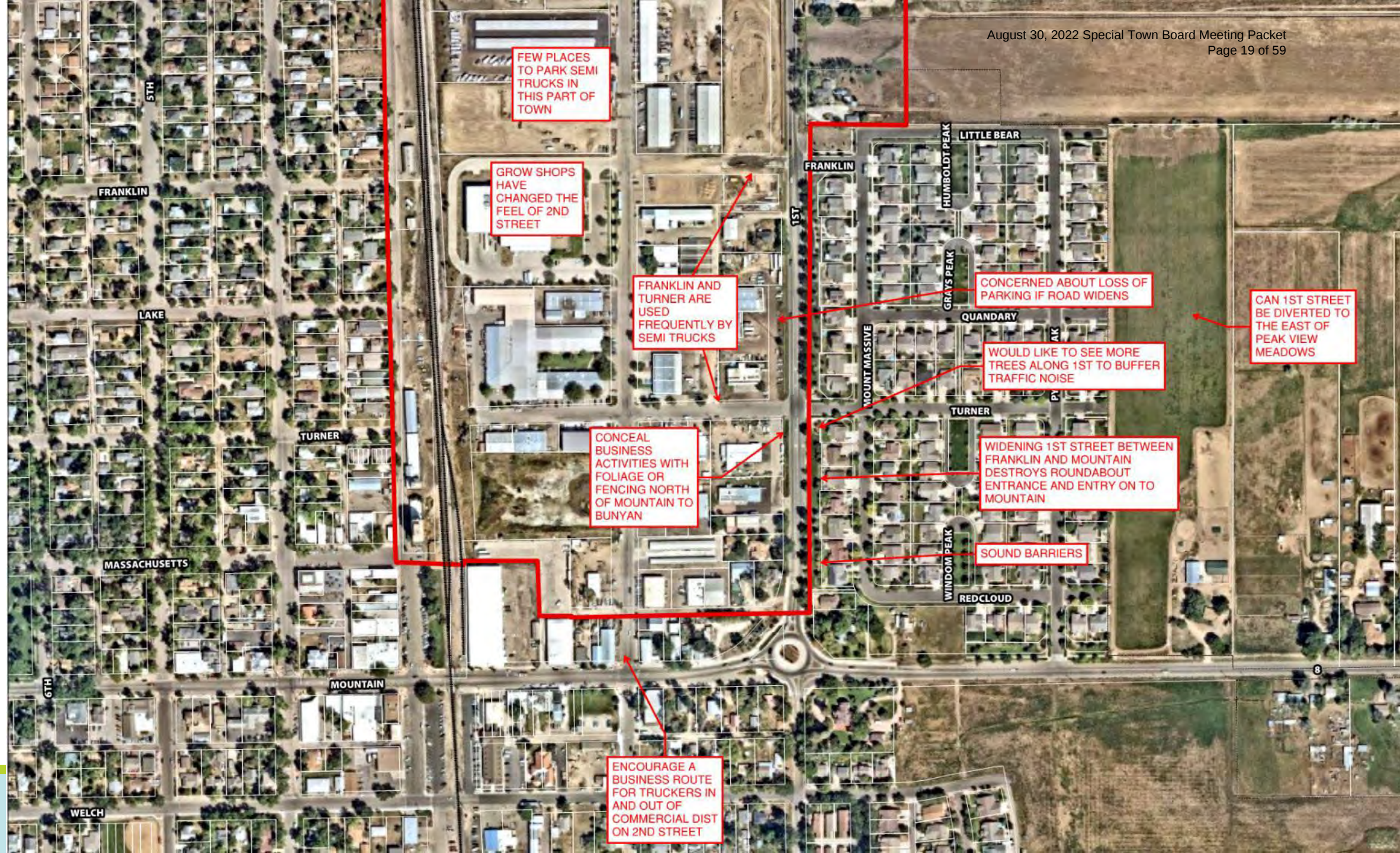
I'D LIKE TO SEE THE BUILDING CONCEPTS (BOTH RESIDENTIAL AND COMMERCIAL) PUSHED FURTHER. RIGHT NOW WE'RE SEEING THIS TYPE OF DESIGN EVERYWHERE. LET'S THINK 10-20 YEARS OUT AND COME UP WITH SOMETHING BETTER AND NEW. MORE HOMEY, BUT NOT TRADITIONAL, THINK A NEWER VERSION OF MODERN FARM. THIS COMMUNITY NEEDS TO STAY FARM. THE DESIGN IS TOO INDUSTRIAL

DON'T ALLOW 1ST STREET TO BECOME US 34 / EISENHOWER

Community Feedback



Community Feedback



FEW PLACES
TO PARK SEMI
TRUCKS IN
THIS PART OF
TOWN

GROW SHOPS
HAVE
CHANGED THE
FEEL OF 2ND
STREET

FRANKLIN AND
TURNER ARE
USED
FREQUENTLY BY
SEMI TRUCKS

CONCEAL
BUSINESS
ACTIVITIES WITH
FOLIAGE OR
FENCING NORTH
OF MOUNTAIN TO
BUNYAN

ENCOURAGE A
BUSINESS ROUTE
FOR TRUCKERS IN
AND OUT OF
COMMERCIAL DIST
ON 2ND STREET

LITTLE BEAR

FRANKLIN

HUMBOLDT PEAK

CONCERNED ABOUT LOSS OF
PARKING IF ROAD WIDENS

GRAYS PEAK

QUANDARY

WOULD LIKE TO SEE MORE
TREES ALONG 1ST TO BUFFER
TRAFFIC NOISE

MOUNT MASSIVE

TURNER

WIDENING 1ST STREET BETWEEN
FRANKLIN AND MOUNTAIN
DESTROYS ROUNDABOUT
ENTRANCE AND ENTRY ON TO
MOUNTAIN

SOUND BARRIERS

WINDOM PEAK

REDCLOUD

CAN 1ST STREET
BE DIVERTED TO
THE EAST OF
PEAK VIEW
MEADOWS

5TH

FRANKLIN

LAKE

TURNER

MASSACHUSETTS

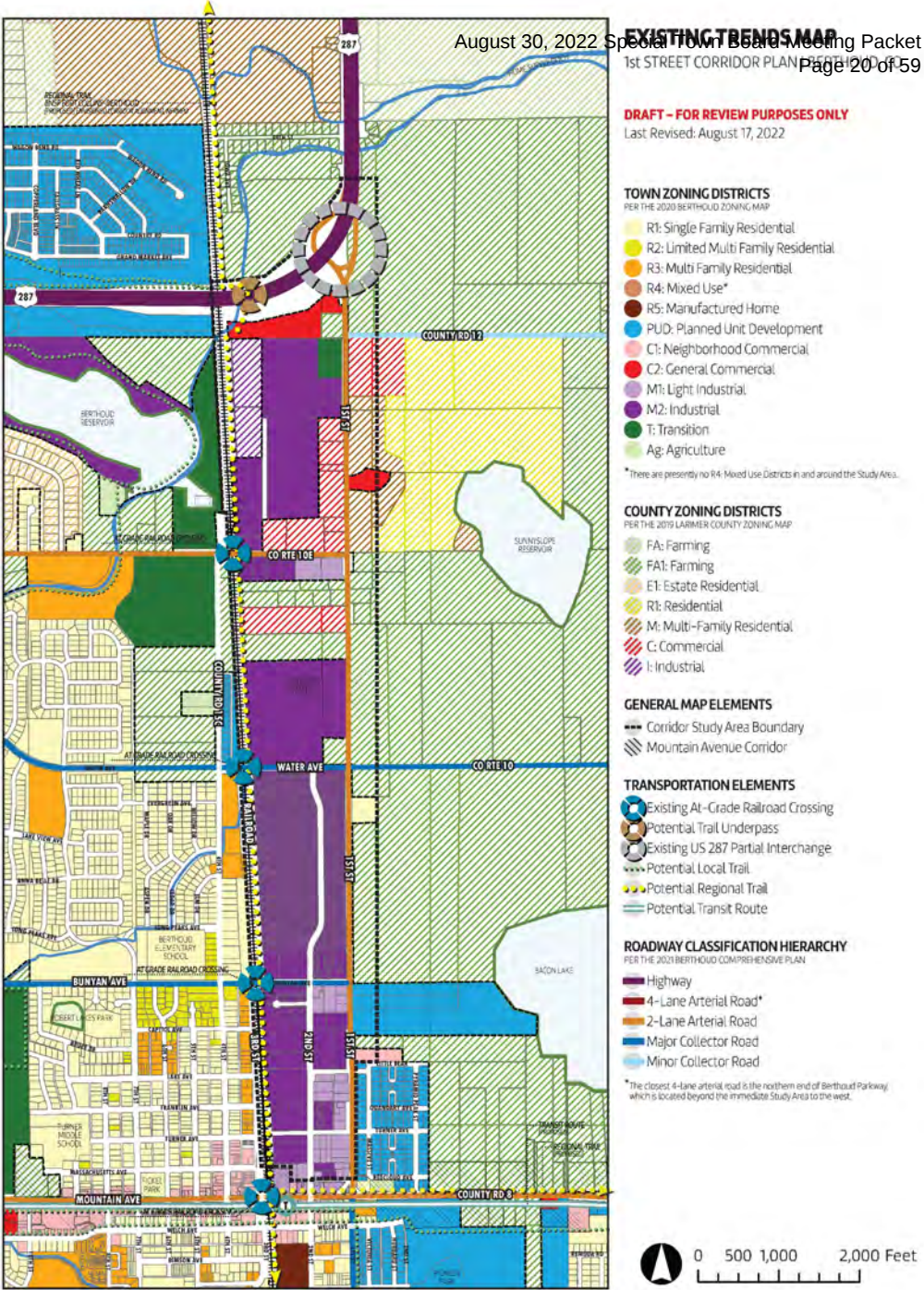
MOUNTAIN

WELCH

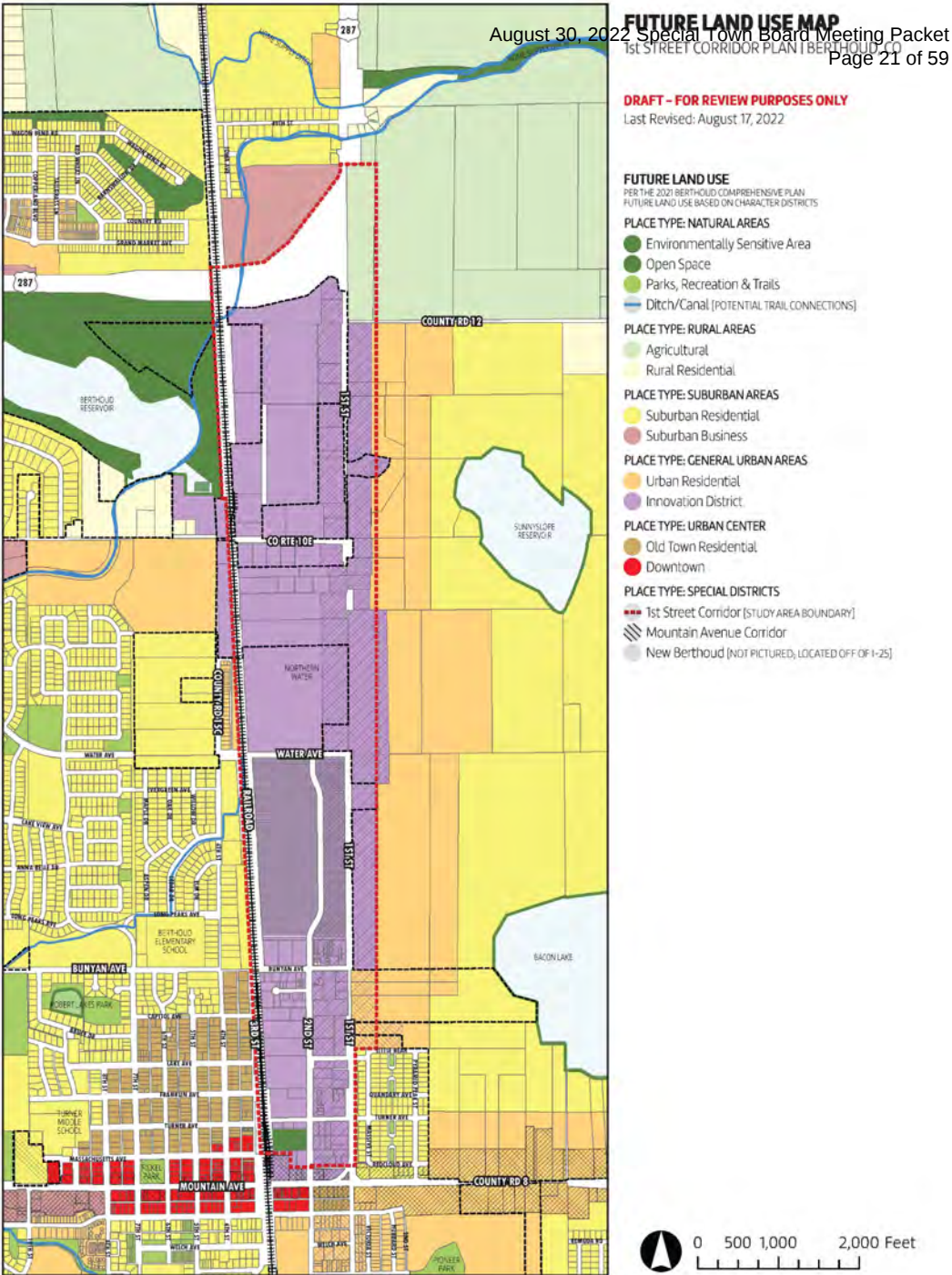
6TH

8

Existing Trends



Existing Trends



INNOVATION DISTRICT

Guiding Principle:

- Intended to create a unique business district strategically designed to attract, retain, and cultivate talent, and improve networking and communication flows between business innovators, and residential uses will be blended into these areas to support the business community.

Preferred Land Uses:

- Existing technical businesses and production uses
- Research and development
- Technology, startups, makerspaces,
- Other related commercial and light industrial uses.
- Residential uses may be incorporated on 2nd and/or 3rd floors in the Innovation District, but the primary uses within the district will be non-residential.

Scale

- 1-3 Stories



URBAN RESIDENTIAL

Guiding Principle:

- District will focus on human-scale design and incorporate “New Urbanism” planning and design principles such as: walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces. A variety of housing types, at varying price points, will be blended together on the same block, and commercial uses can be blended into these areas to support the neighborhood.

Preferred Land Uses:

- Dominant land use will be a mix of residential housing types, with nonresidential uses to support the neighborhoods.
- Housing types could include a mix of townhomes, multi-family, and mixed-use options. Affordable housing could also be incorporated in these neighborhoods. **Single family detached homes are not envisioned.**

Scale

- Most housing types will be 2 or 3 stories.



Town Board Work Session

BERTHOUD 1st STREET CORRIDOR PLAN

Modified Trend

Concept A



Modified Trend

Concept B



1ST STREET CORRIDOR PLAN

Next Steps:

- Update Concepts
- Community Meeting #2 – Sept 14, 2022 at Northern Water
- Refine Concepts
- Community Meeting #3 – October 18, 2022 at Northern Water
- Finalize Plan – Late 2022

Town Board Work Session

Comments or Questions?

Town Board Work Session

BERTHOUD 1st STREET CORRIDOR PLAN

AGENDA

- 1st STREET CORRIDOR PLAN
- LOVEJOY DISTRICT
- BERTHOUD GATEWAY

Town Board Work Session

LOVEJOY DISTRICT

LOVEJOY DISTRICT

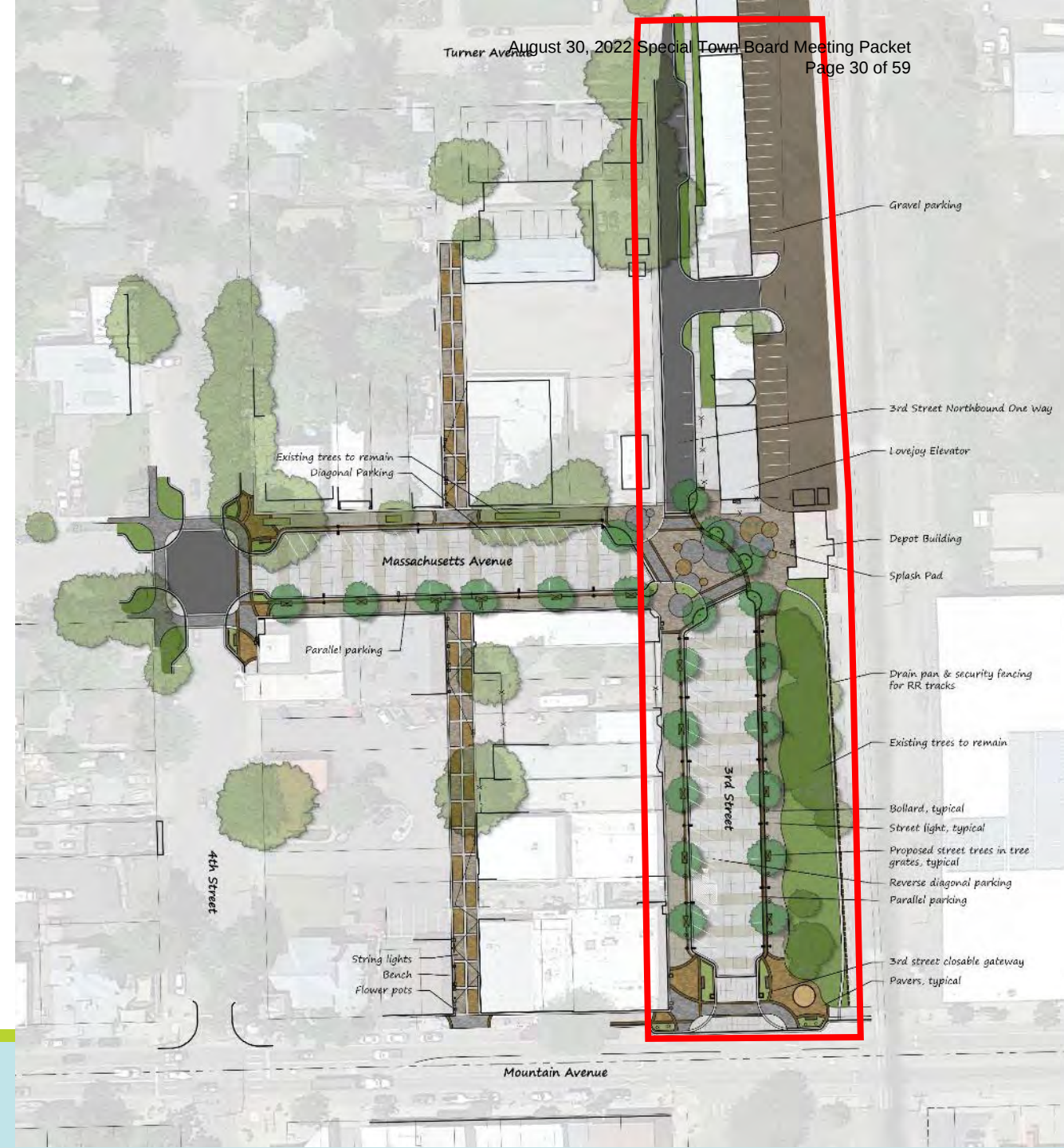
Project Update:

- Input received during previous Town Board meeting
- Design & Construction Budget, Phase 1 - \$4.5M
- Developing Plan Concepts
 - Street, Parking, and Intersection Configuration
 - Urban Design Concepts
 - Drainage Concept
 - Truck Turning Analysis
- Town Board Work Session – Tonight!

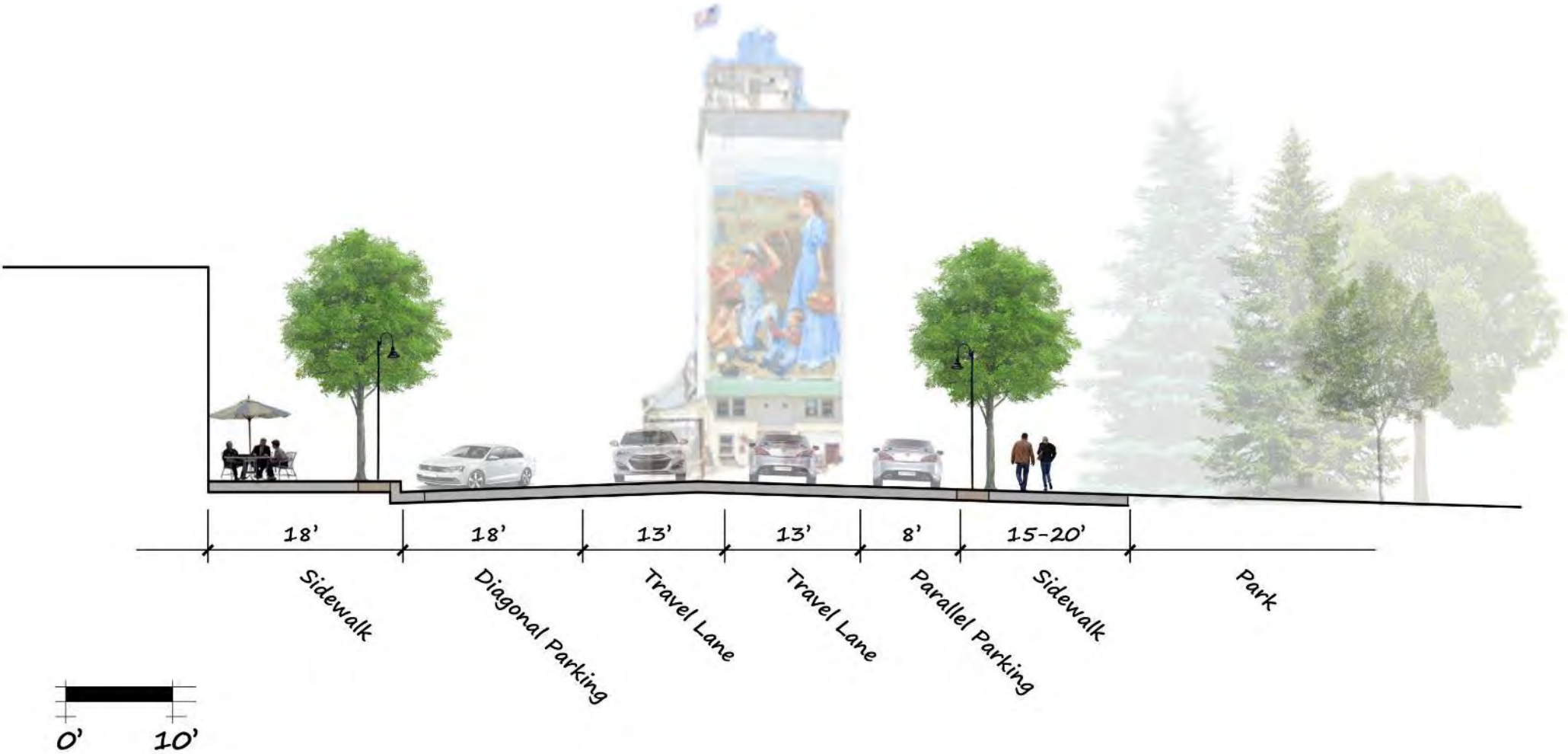
Town Board Work Session

3RD STREET

- **3rd Street (500 Block)**
 - More space for people – narrower street, wider walks
 - Reverse diagonal parking on west side
 - Parallel parking on east side
 - Vertical curb on west side
 - Flush curb on east side
- **3rd Street (600 Block)**
 - Converting to one way northbound
 - Parallel parking on east side
 - Proposed public parking east of buildings (gravel)
- **Intersection Improvements**
 - Bump outs
 - Enhanced Cross-walks
 - Special Paving at Corners
- **Plaza and Splash Pad by Lovejoy Elevator/Depot**
- **Gateway to Lovejoy District at Mountain**
- **Street Trees**
- **Lighting, Benches, Bike Racks, Planter Pots, Seat Walls, Bollards**
- **Enhanced Park Space, Preserve Existing Healthy Trees**
- **4' Fence along east edge of park**

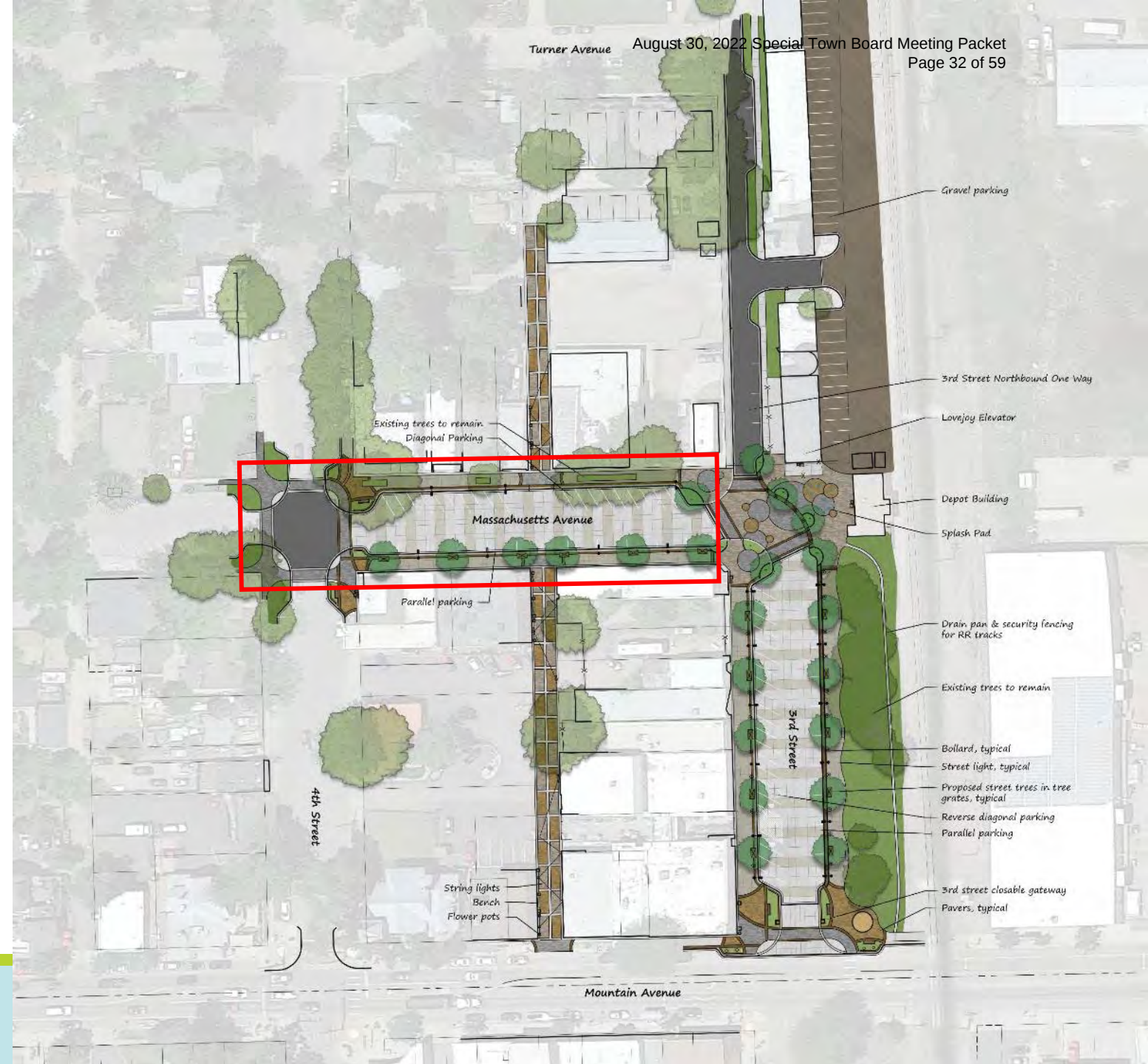


3RD STREET (500 BLOCK)

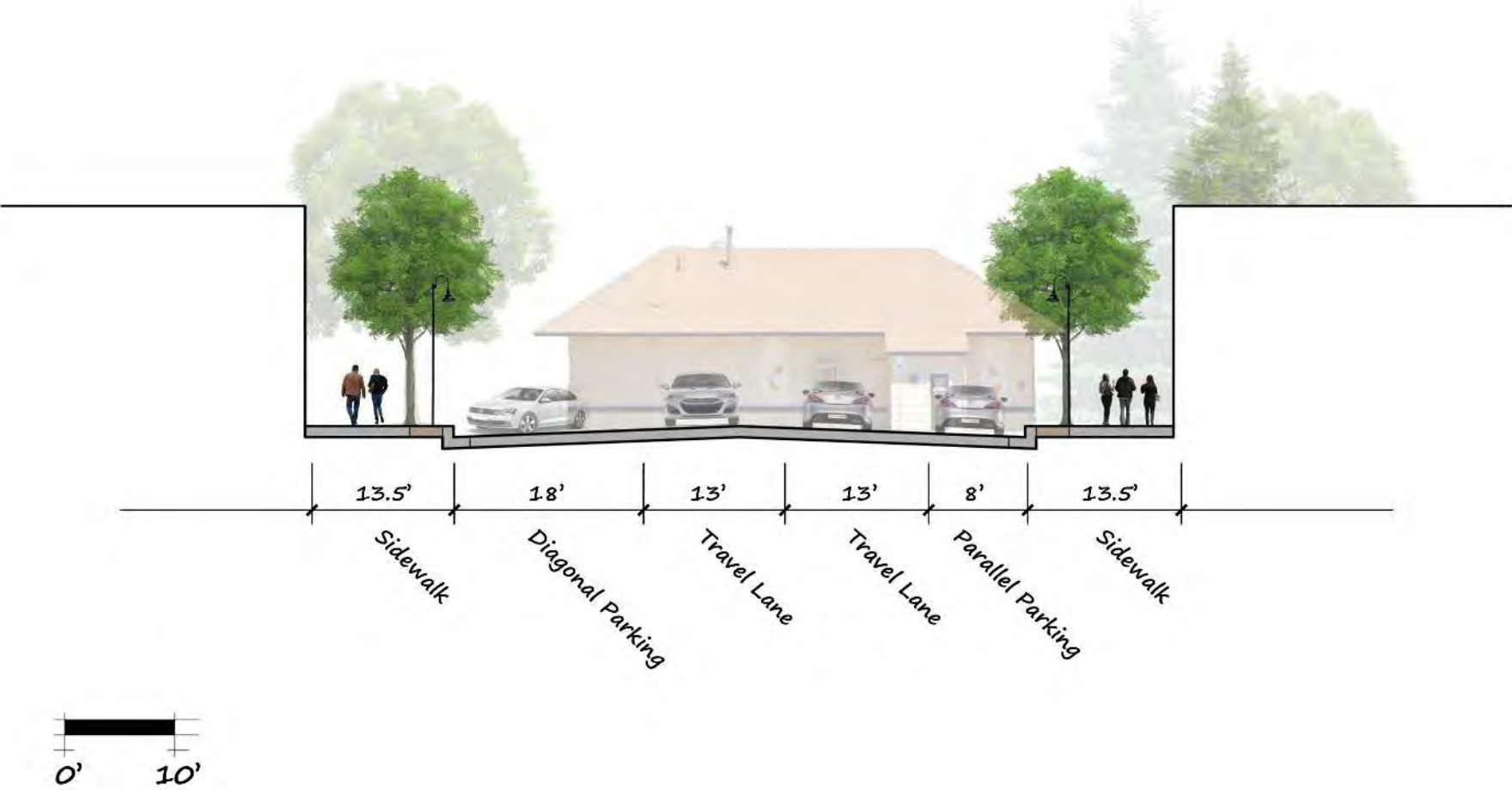


MASSACHUSETTS AVE

- Massachusetts Avenue (300 Block)
 - Widened sidewalks
 - Diagonal parking on north side
 - Parallel parking on south side
 - Vertical curbs on both sides
- Massachusetts/4th Street Intersection
 - Bump outs
 - Enhanced Cross-walks
 - Special Paving at Corners
- Street Trees
- Ornamental Lighting



MASSACHUSETTS AVE

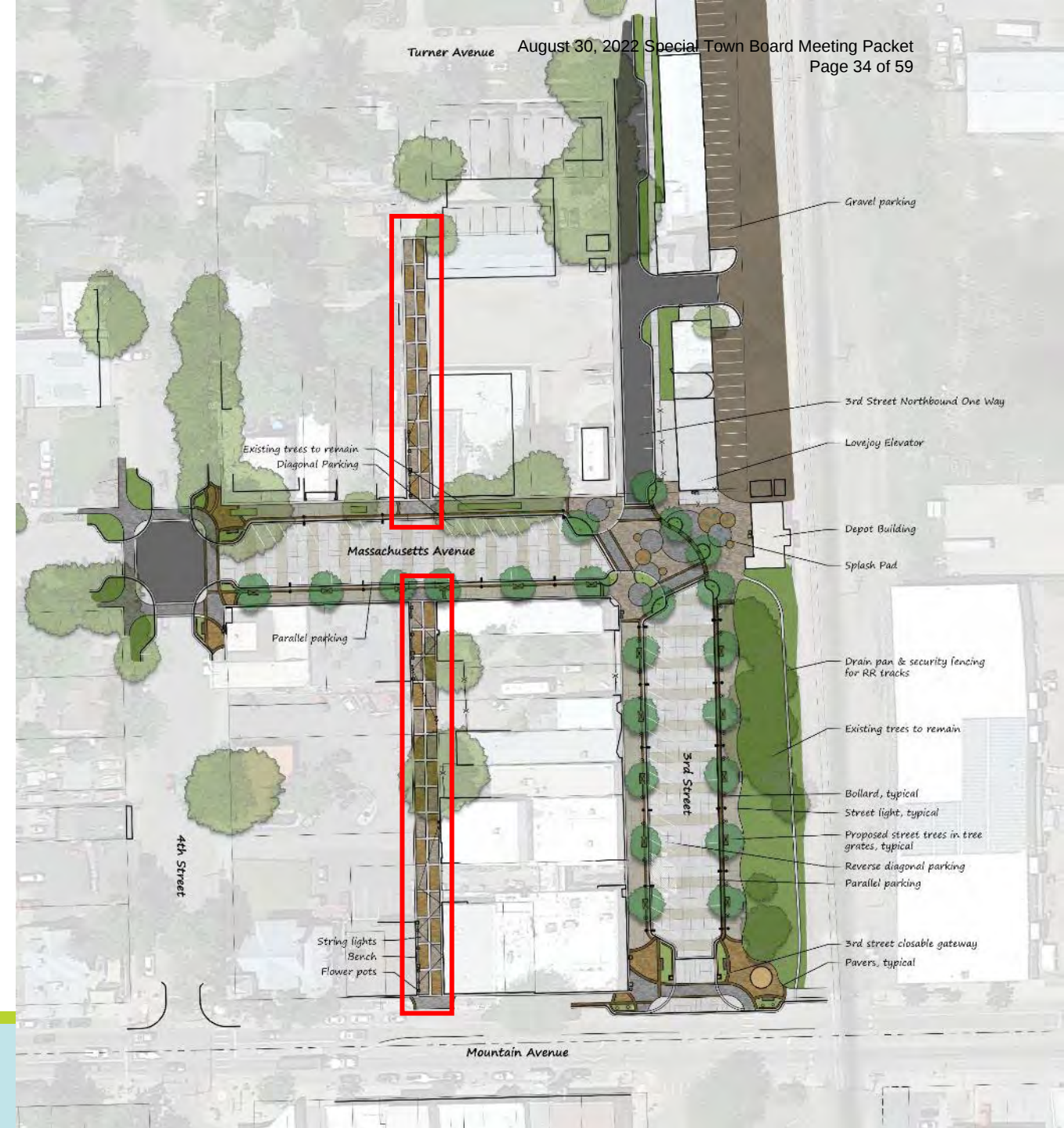


Town Board Work Session

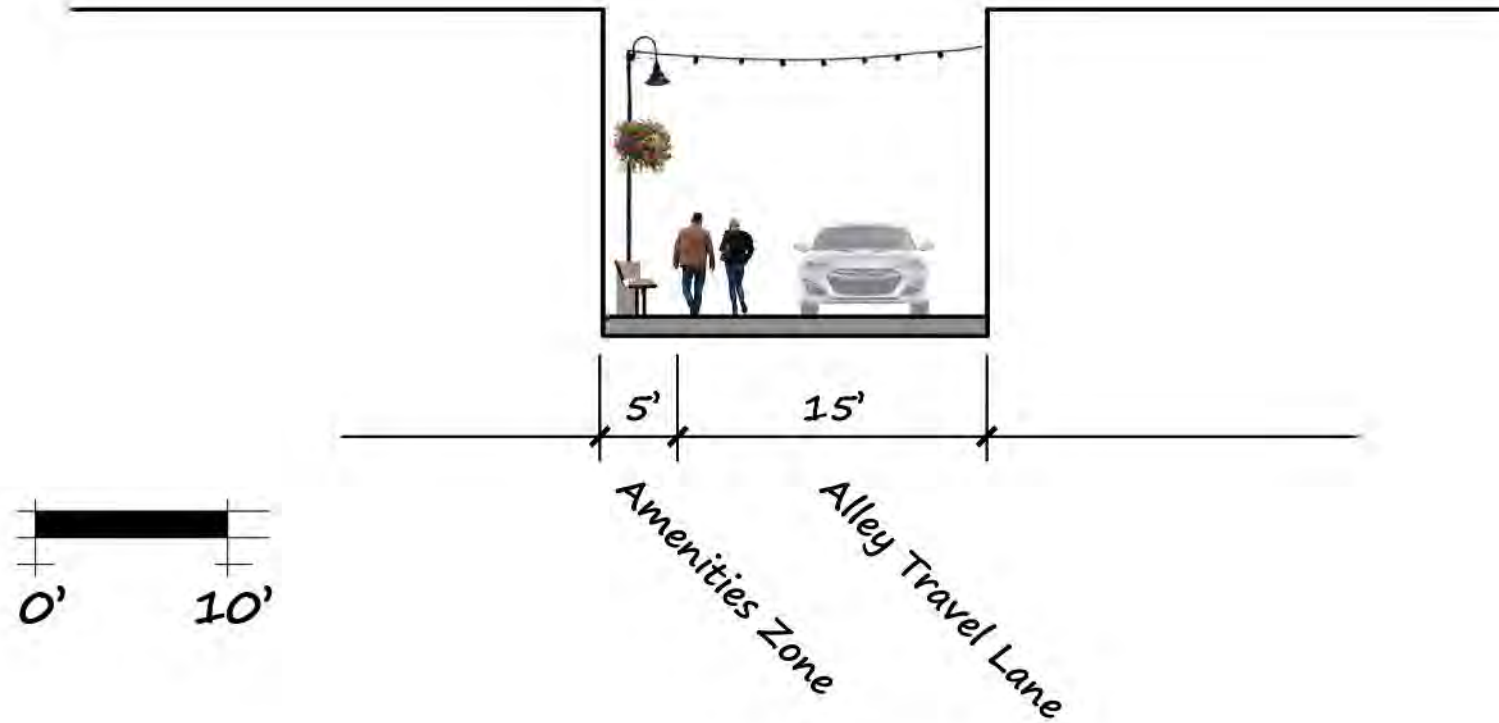
LOVEJOY DISTRICT

ALLEYS

- Special Paving
- Encourage Painted Murals on Building Facades Facing Alley
- Festoon Lighting
- Benches
- Planter Pots
- Hanging Flower Baskets
- Bollards
- Consolidate Trash Enclosures, if Possible
- Enhance Trash Enclosures



ALLEYS



Town Board Work Session

LOVEJOY DISTRICT

ALLEYS

August 30, 2022 Special Town Board Meeting Packet
Page 36 of 59



Town Board Work Session

LOVEJOY DISTRICT

ALLEYS

August 30, 2022 Special Town Board Meeting Packet
Page 37 of 59



Town Board Work Session

LOVEJOY DISTRICT

ALLEYS



Town Board Work Session

LOVEJOY DISTRICT

ENLARGEMENT



August 30, 2022 Special Town Board Meeting Packet
Page 39 of 59



**WILSON
& COMPANY**



PARKING SUMMARY

- **Total Parking Quantities**

- Existing - 89 spaces
- Proposed - 100 spaces

- 3rd Street (500 Block)

- Existing – 57 spaces
- Proposed – 32 spaces

- 3rd Street (600 Block)

- Existing – 0 spaces
- Proposed - 7 spaces

- Massachusetts Ave (300 Block)

- Existing - 32 spaces
- Proposed – 28 spaces

- Proposed Public Parking Area (Gravel)

- Existing – 0 (not currently designated for public parking)
- Proposed – approx. 33 spaces

- Another Opportunity

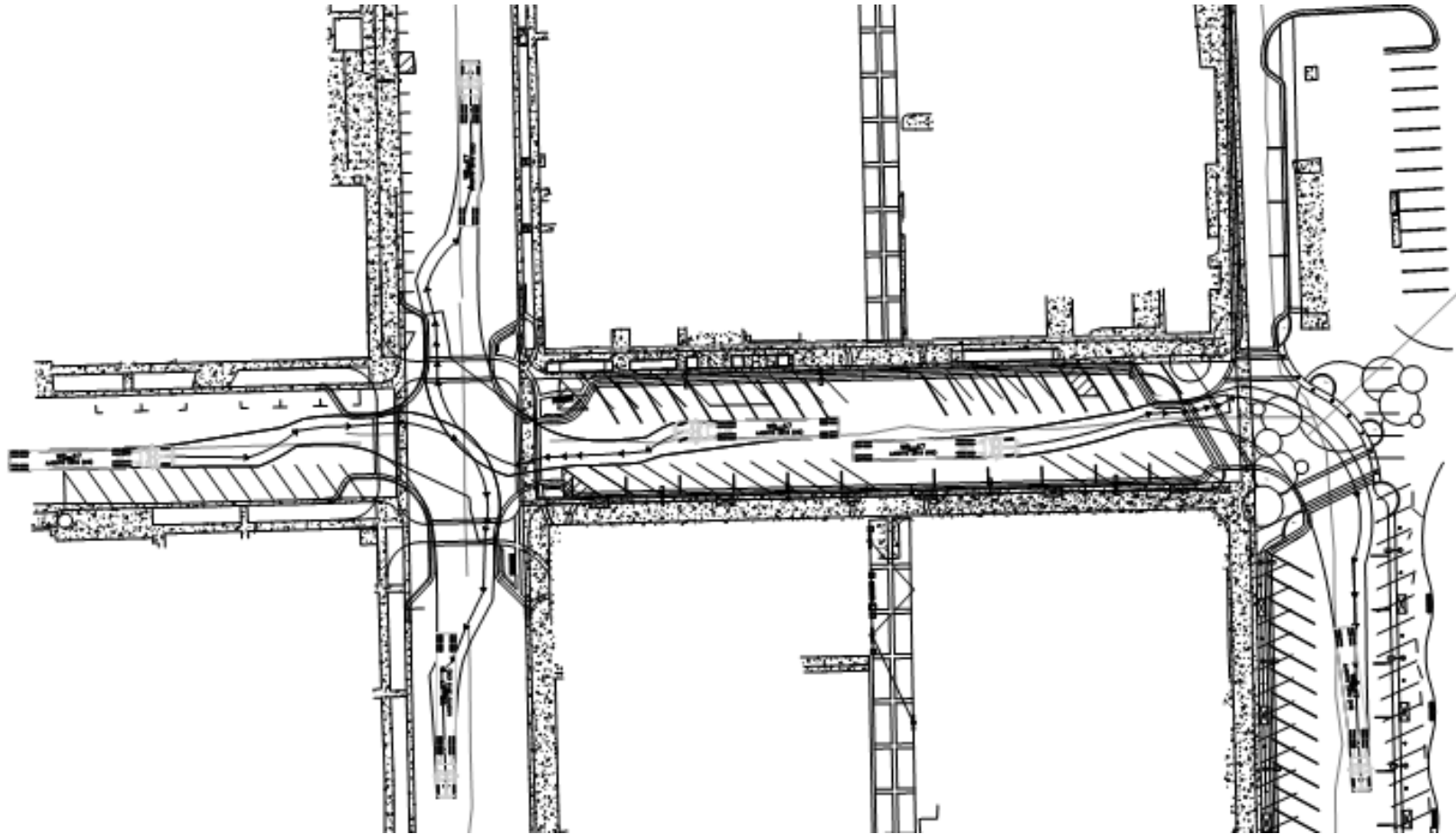
- Convert to diagonal on west side of 4th (500 Block)

Town Board Work Session

DRAINAGE



TRUCK TURNING ANALYSIS (WB-67)

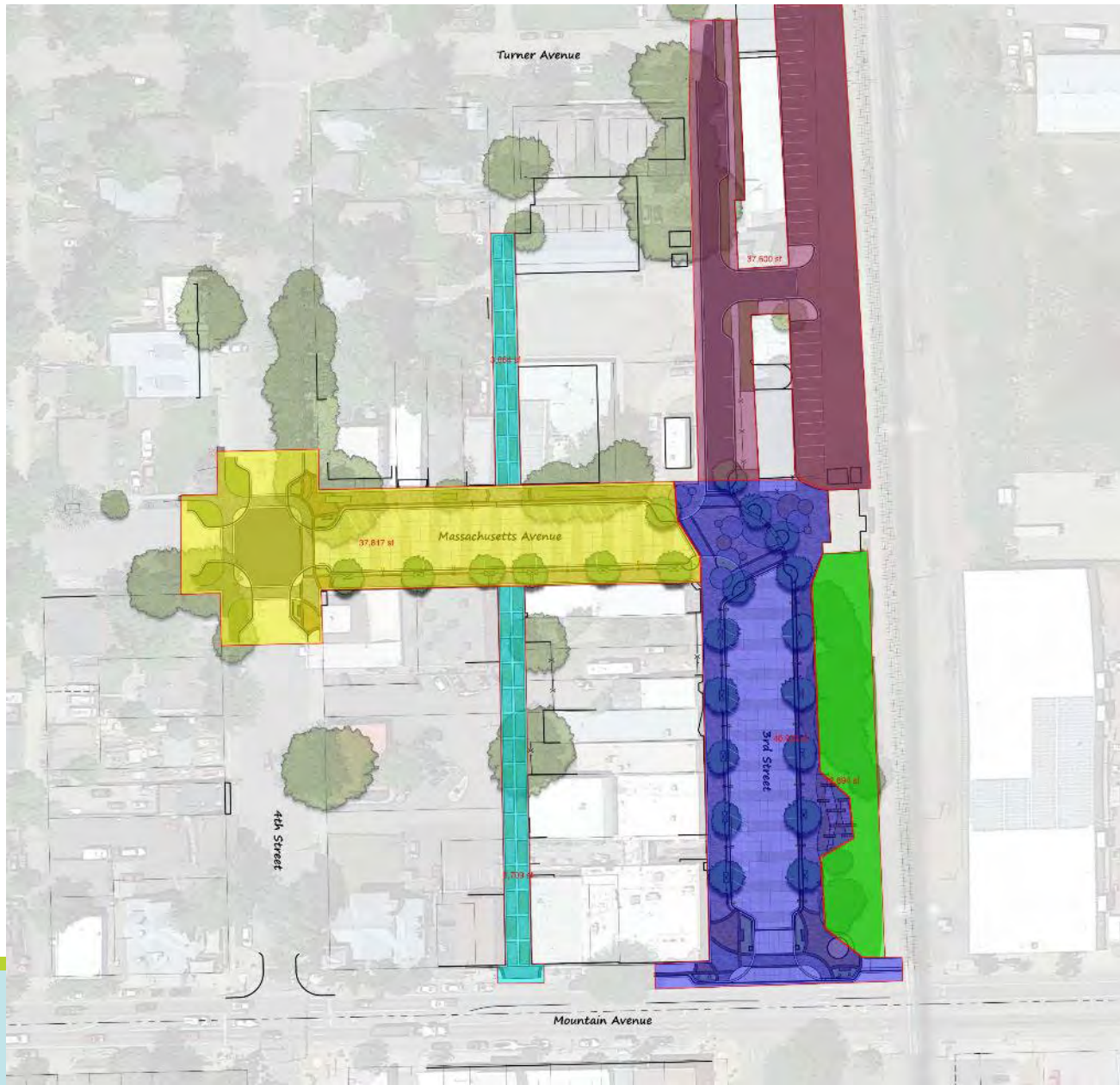


Town Board Work Session

LOVEJOY DISTRICT

Greeley 11th Street Preliminary Pricing

Page 43 of 59



Combined Area		139,837
Combined Cost	\$	4,523,237.50

LOVEJOY DISTRICT

Next Steps:

- Outreach to Abutting Property Owners – Virtual Meeting
- Prepare 30% Plans and Opinion of Cost
- Identify Phase One Improvements
- Phase One Construction Documents
- Construction Schedule TBD – possibly late 2023 or 2024

Town Board Work Session

Comments or Questions?

Town Board Work Session

LOVEJOY DISTRICT

AGENDA

- 1ST STREET CORRIDOR PLAN
- LOVEJOY DISTRICT
- BERTHOUD GATEWAY

Town Board Work Session

BERTHOUD GATEWAY

I-25/HWY 56 GATEWAY

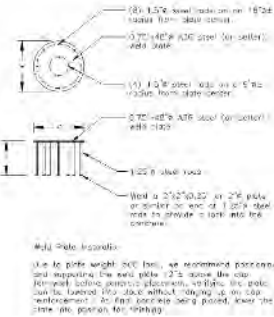
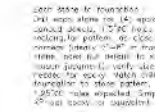
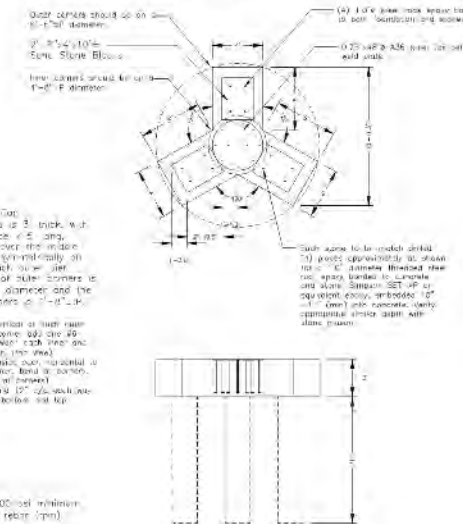
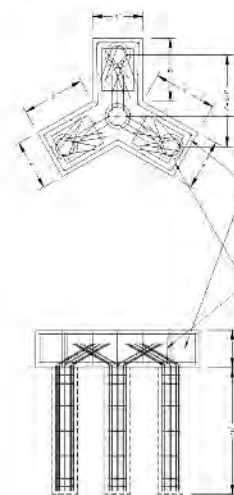
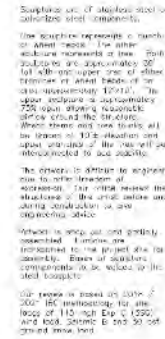
Project Update:

- **Input received during previous Town Board meeting**
- **Design & Construction Budget**
 - \$350K - Public Art
 - \$1.65M - Additional Stonework, Signage, and Landscape Enhancements
- **Preparing Plans**
 - Art - Preliminary Structural Plans “Okayed” by CDOT
 - Preliminary Landscape Plans submitted to CDOT August 12, 2022
 - Electrical/ Lighting Plans
 - Irrigation Plans
 - Water Tap/Meter Plans

Town Board Work Session

BERTHOUD GATEWAY

Idealized Sculpture Elevation



Date: _____

Due to plate weight (200 lbs), we recommend personnel supporting the end plate 12" above the clip (shown) before concrete placement, so the end plate can be lowered into place without hanging up on clip reinforcement. At first concrete being poured, lower the plate into position for striking.

Design Based on:
2018 IRC
11.5 mph Wind, Ex. C Wind
30 in. Spun Glass
Reasonable weight estimates
Roofing design based on 7500 psf
allowing for the D + L
RC, code and practice as adopted
by Weld County, Colorado.
Wilson Engineering Inc. Colorado 8022

Page 48 of 59

If there are questions or concerns about specifications, please call Robinson Engineering, Inc. at (800) 375-4561.

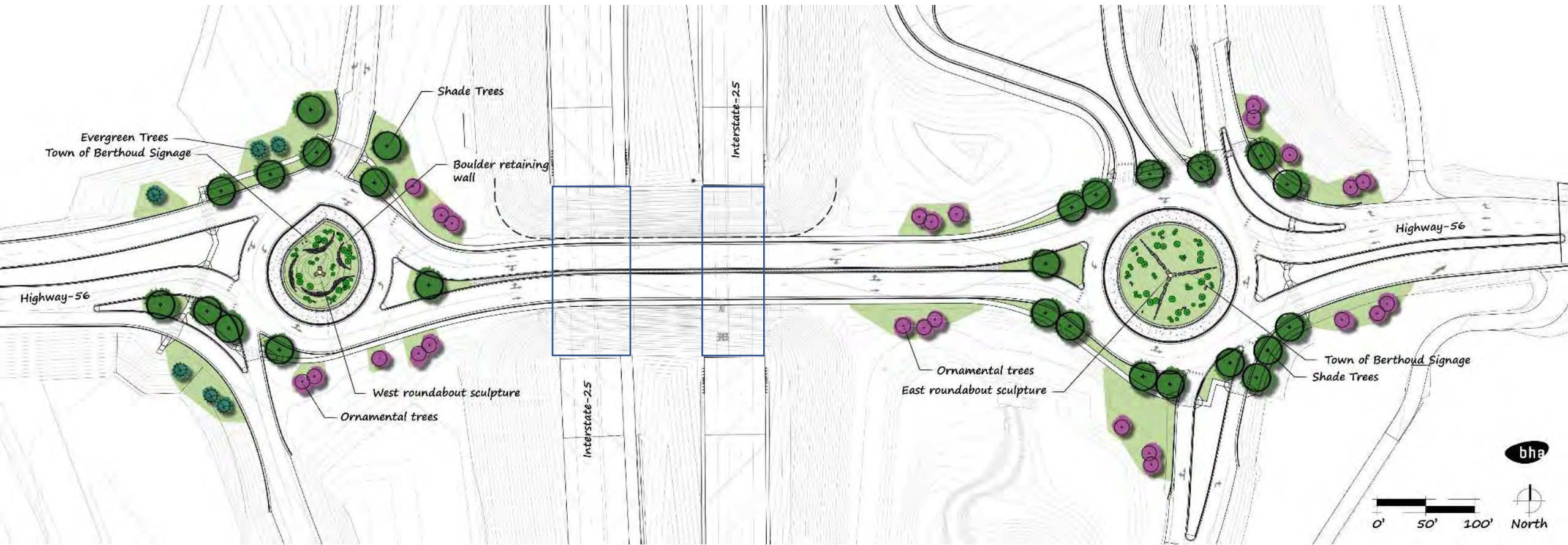
Customer: Upjohn Air
Project Number: 22-020
Drawing Description:
Upjohn Air Bombardier B-21-020/CAD
9 August 2022
Drawn by: gsk
Review by:

Foundation Plan - Round-a-Bout Sculpture
Upland Art
I-25 & Weld CR 44 Interchange
Weld County, Colorado



Page S1

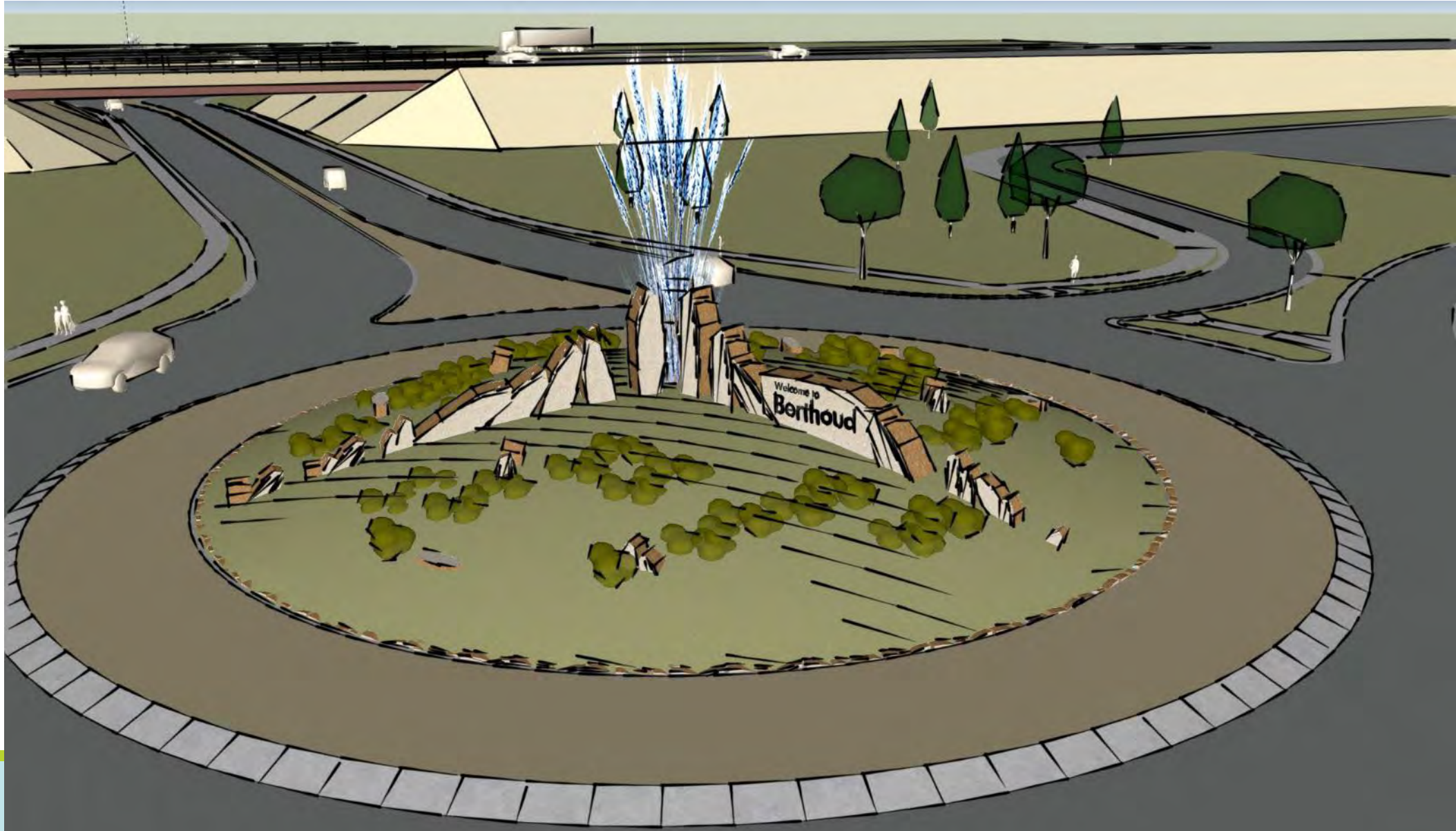
LANDSCAPE PLAN



Town Board Work Session

BERTHOUD GATEWAY

EAST ROUNDABOUT



WEST ROUNDABOUT



BERTHOUD GATEWAY

Next Steps:

- **Prepare Final Plans and Opinion of Cost**
 - Art Plans
 - Landscape Plans
 - Irrigation Plans
 - Electrical Lighting Plans
 - Utility Plans – Water Tap/Meter
- **Final CDOT Approvals and Permits**
- **Construction**
 - Sculptures, Stonework, Landscape, Signs, Lighting – Spring 2023

Comments or Questions?

Town Board Work Session

BERTHOUD GATEWAY

DRAFT - FOR REVIEW PURPOSES ONLY

Last Revised: August 17, 2022

FUTURE LAND USE

PER THE 2021 BERTHOUD COMPREHENSIVE PLAN
FUTURE LAND USE BASED ON CHARACTER DISTRICTS

PLACE TYPE: NATURAL AREAS

- Environmentally Sensitive Area
- Open Space
- Parks, Recreation & Trails
- Ditch/Canal [POTENTIAL TRAIL CONNECTIONS]

PLACE TYPE: RURAL AREAS

- Agricultural
- Rural Residential

PLACE TYPE: SUBURBAN AREAS

- Suburban Residential
- Suburban Business

PLACE TYPE: GENERAL URBAN AREAS

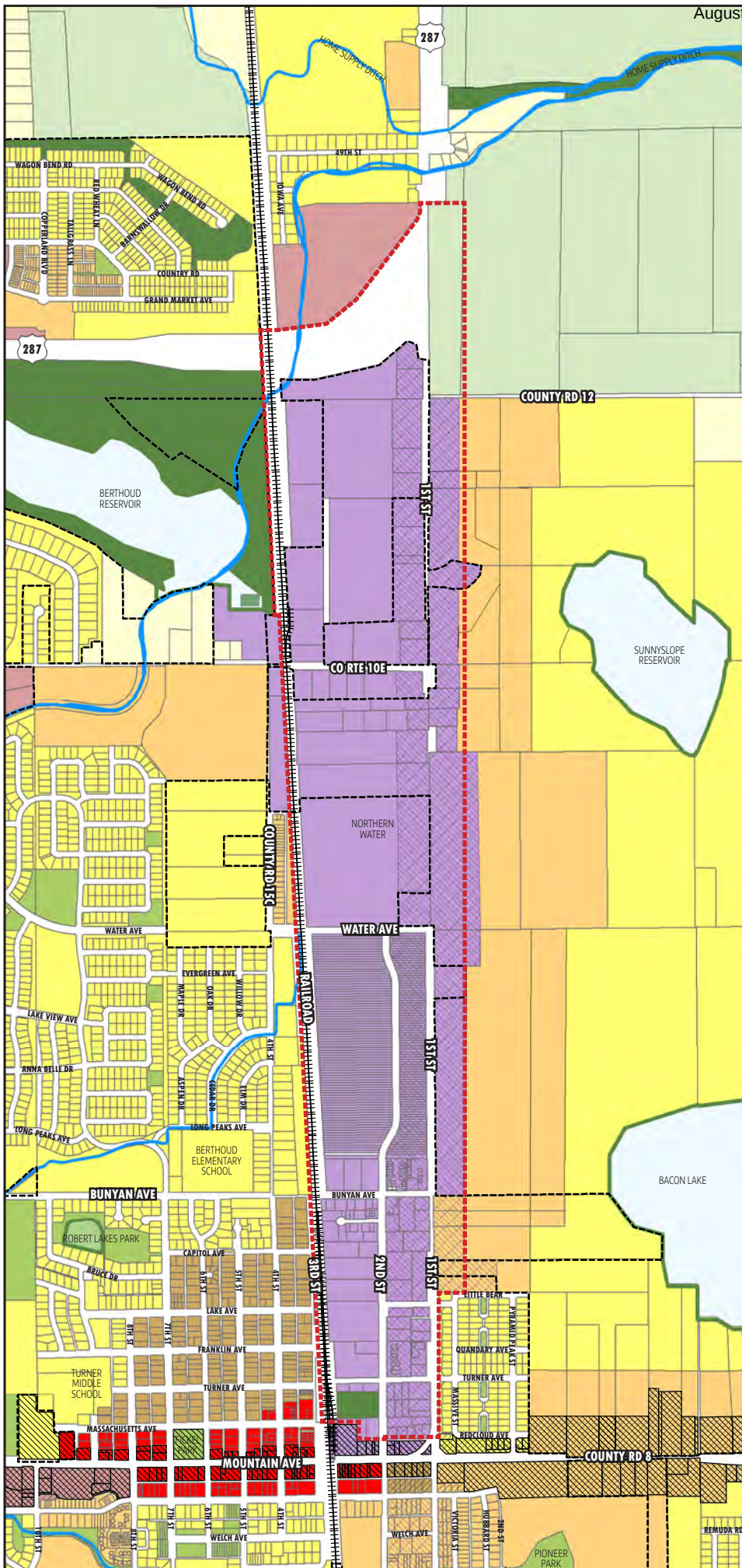
- Urban Residential
- Innovation District

PLACE TYPE: URBAN CENTER

- Old Town Residential
- Downtown

PLACE TYPE: SPECIAL DISTRICTS

- 1st Street Corridor [STUDY AREA BOUNDARY]
- /// Mountain Avenue Corridor
- New Berthoud [NOT PICTURED; LOCATED OFF OF I-25]



0 500 1,000 2,000 Feet

EXISTING TRENDS MAP

Page 55 of 59

1st STREET CORRIDOR PLAN | BERTHOUD, CO

DRAFT - FOR REVIEW PURPOSES ONLY

Last Revised: August 17, 2022

TOWN ZONING DISTRICTS

PER THE 2020 BERTHOUD ZONING MAP

- R1: Single Family Residential
- R2: Limited Multi Family Residential
- R3: Multi Family Residential
- R4: Mixed Use*
- R5: Manufactured Home
- PUD: Planned Unit Development
- C1: Neighborhood Commercial
- C2: General Commercial
- M1: Light Industrial
- M2: Industrial
- T: Transition
- Ag: Agriculture

*There are presently no R4: Mixed Use Districts in and around the Study Area.

COUNTY ZONING DISTRICTS

PER THE 2019 LARIMER COUNTY ZONING MAP

- FA: Farming
- FA1: Farming
- E1: Estate Residential
- R1: Residential
- M: Multi-Family Residential
- C: Commercial
- I: Industrial

GENERAL MAP ELEMENTS

- Corridor Study Area Boundary
- Mountain Avenue Corridor

TRANSPORTATION ELEMENTS

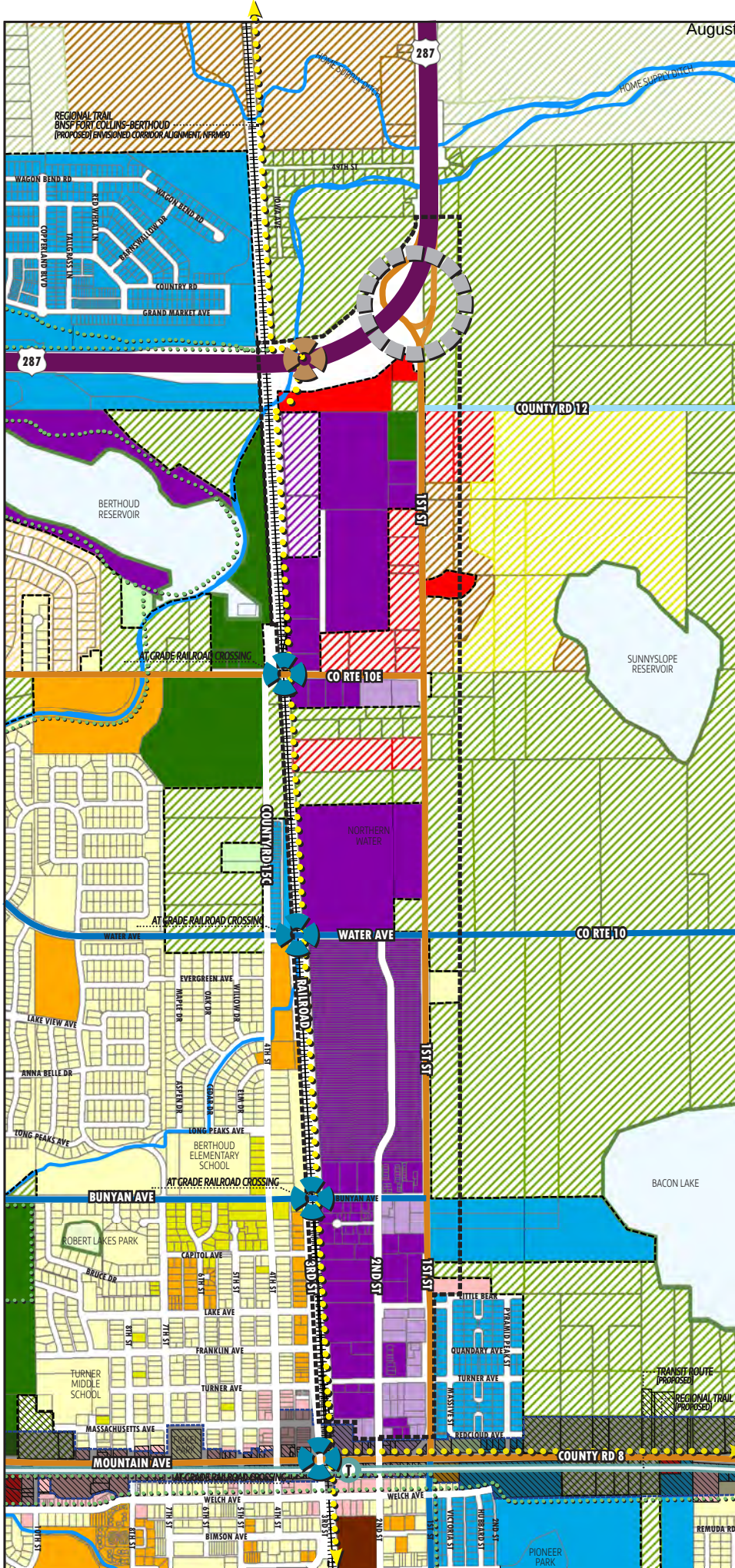
- Existing At-Grade Railroad Crossing
- Potential Trail Underpass
- Existing US 287 Partial Interchange
- Potential Local Trail
- Potential Regional Trail
- Potential Transit Route

ROADWAY CLASSIFICATION HIERARCHY

PER THE 2021 BERTHOUD COMPREHENSIVE PLAN

- Highway
- 4-Lane Arterial Road*
- 2-Lane Arterial Road
- Major Collector Road
- Minor Collector Road

*The closest 4-lane arterial road is the northern end of Berthoud Parkway, which is located beyond the immediate Study Area to the west.



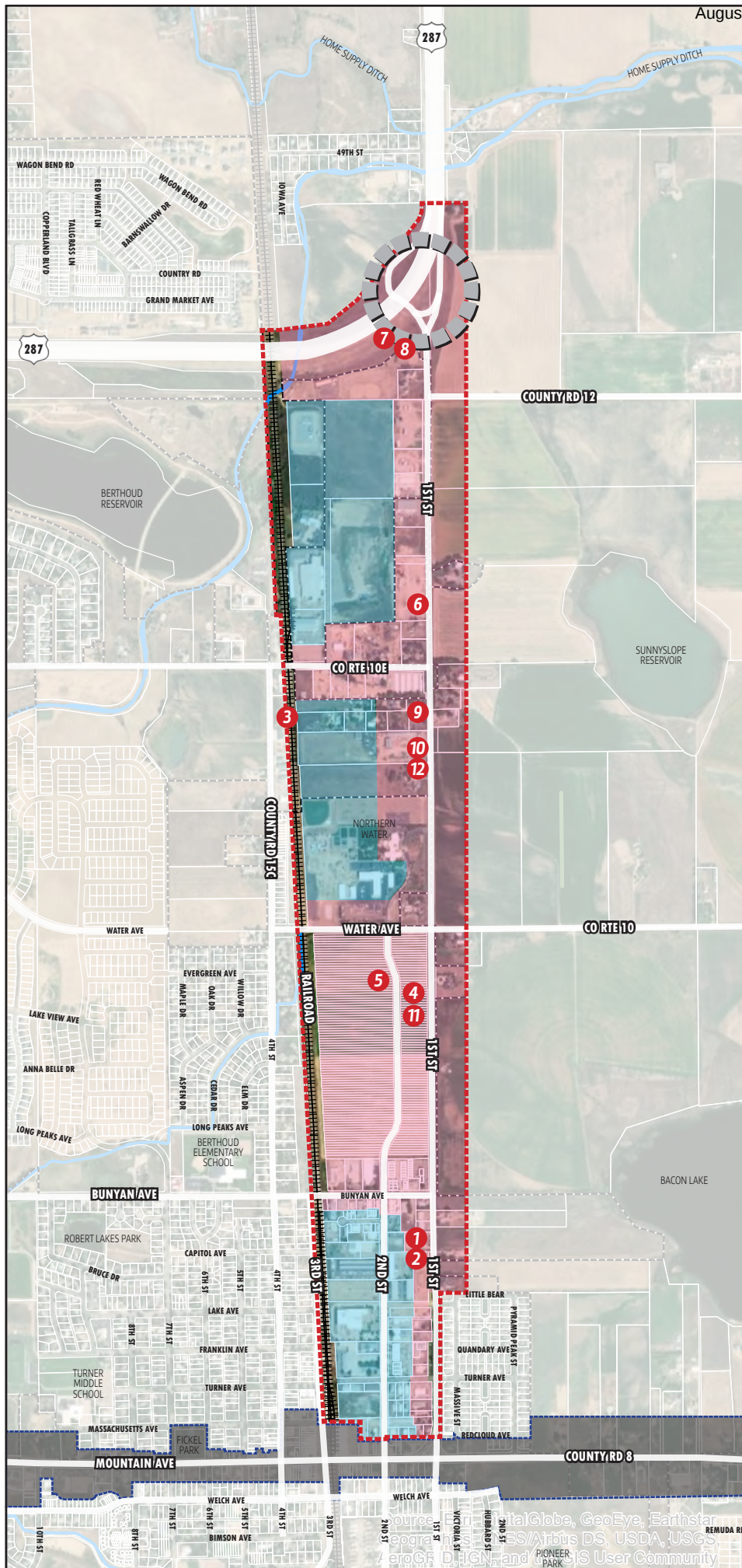
0 500 1,000 2,000 Feet

Last Revised: July 5, 2022

- Lower Visibility, Lesser Architectural Standards
- Higher Visibility, Higher Standards

 Existing US 287 Partial Interchange

- 1 Inconsistent multimodal infrastructure along 1st St
- 2 Inconsistent parking orientation along 1st St
- 3 Limited railroad crossings impact east/west circulation
- 4 Sewer line at max capacity and need of upgrade
- 5 Limited north/south connectivity
- 6 Incomplete bike/pedestrian facilities
- 7 Partial interchange limits access
- 8 Existing severe grade separation at US 287
- 9 Overhead power lines
- 10 Existing 80 ft ROW (100 ft would be optimal)
- 11 Limited ADA accessible infrastructure
- 12 Frequent access points without turn lanes can create safety conflicts and make access management a challenge



0 500 1,000 2,000 Feet



DRAFT - FOR REVIEW PURPOSES ONLY

Last Revised: July 6, 2022

CHARACTER SUBAREAS

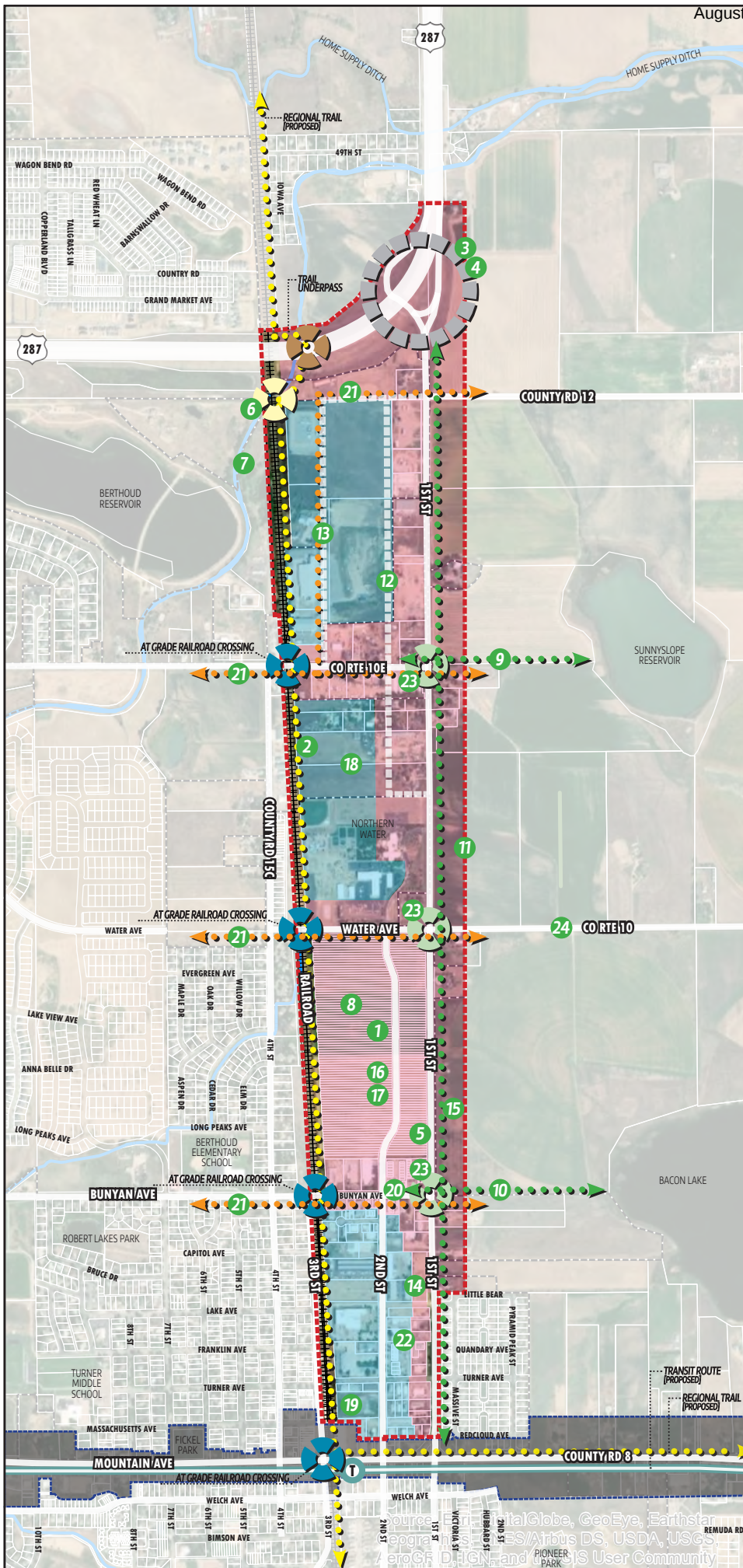
- Lower Visibility, Lesser Architectural Standards
- Higher Visibility, Higher Standards

TRANSPORTATION ELEMENTS

- ⊙ Existing At-Grade Railroad Crossing
- ⊙ Potential Trail Railroad Crossing
- ⊙ Potential Trail Underpass
- ⊙ Existing US 287 Partial Interchange
- ⊙ Potential for Enhanced Pedestrian Experience
- ⊙ Potential for Improved Connectivity
- ⊙ Potential Green Connection to Lake/Reservoir
- ⊙ Potential Regional Trail
- ⊙ Potential Transit Route

OPPORTUNITIES

- 1 Mixed use or workforce housing w/ attainable rents
- 2 Regional trail parallel to railroad
- 3 Full interchange at US 287
- 4 Town gateway
- 5 Buffered on-street bike lanes on 1st St
- 6 Potential trail crossing across railroad
- 7 Town trail connecting to residential area
- 8 Potential for master planned live/work campus
- 9 Green connections to Sunnyside Reservoir
- 10 Green connections to Bacon Lake
- 11 Greenway/linear park to serve as a method of transition between higher density urban residential and lower density suburban residential neighborhoods
- 12 2nd St extension
- 13 North/south connector using existing access road
- 14 Exemplar architecture along corridor (ex: Agile RF)
- 15 Landscaping to buffer future residential from roadway
- 16 Delineation of on- and off-street parking patterns
- 17 Design of consistent outdoor storage fencing standards
- 18 Incubator for light manufacturing w/ limited retail
- 19 Use of regional detention area for passive open space, which can be replicated on similar sites
- 20 Bunyan Ave as key east/west connector
- 21 Improvements along east/west connections
- 22 Use of industrial external building walls for public art
- 23 Enhanced pedestrian experience, transportation improvements, and building street orientation at major intersections along 1st St
- 24 LCR 10/WCR 46 could provide regional eastern connectivity and function as a parallel route to SH 56

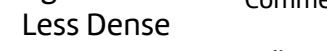


0 500 1,000 2,000 Feet

MODIFIED TREND - CONCEPT A

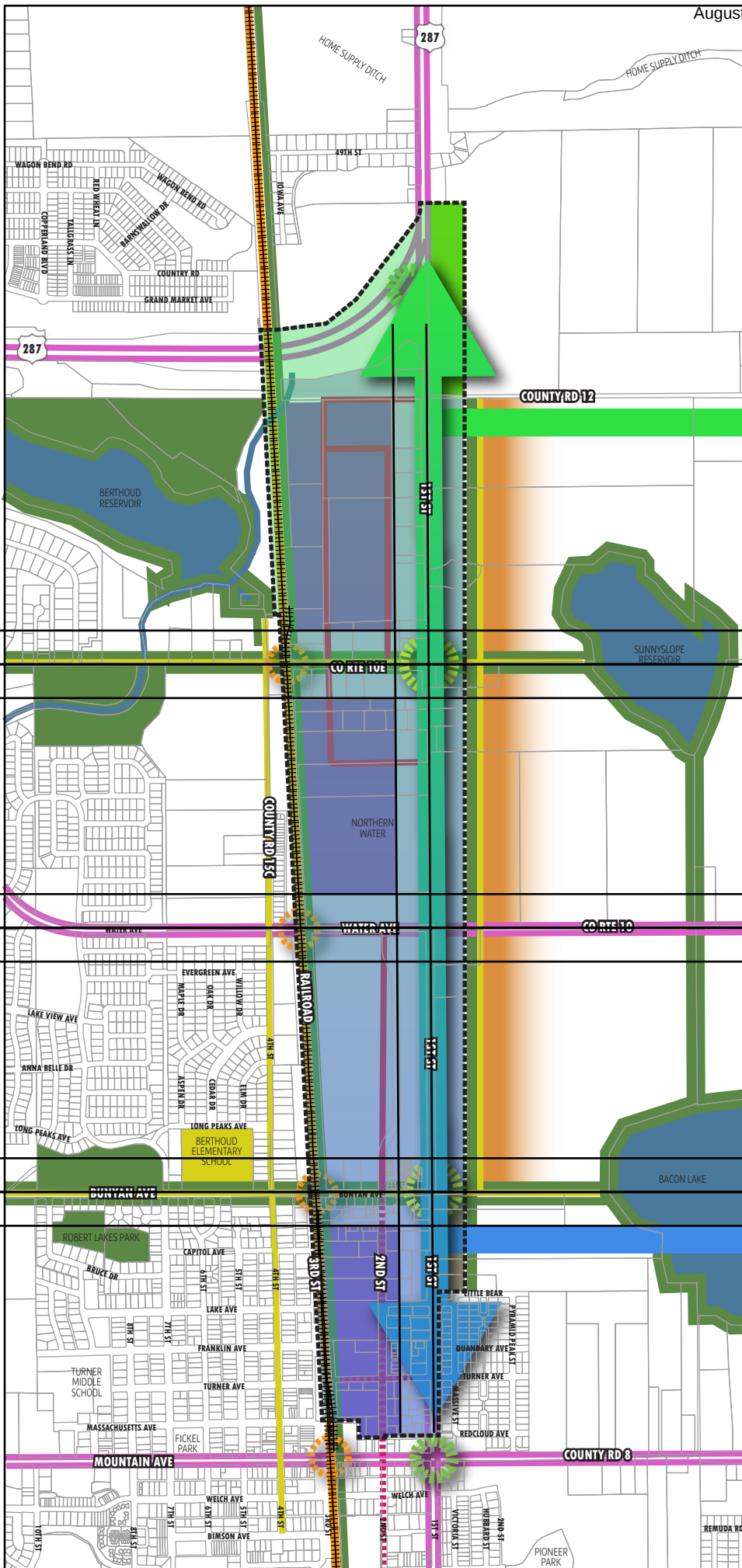
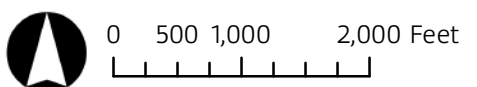
1st STREET CORRIDOR PLAN | BERTHOUD, CO

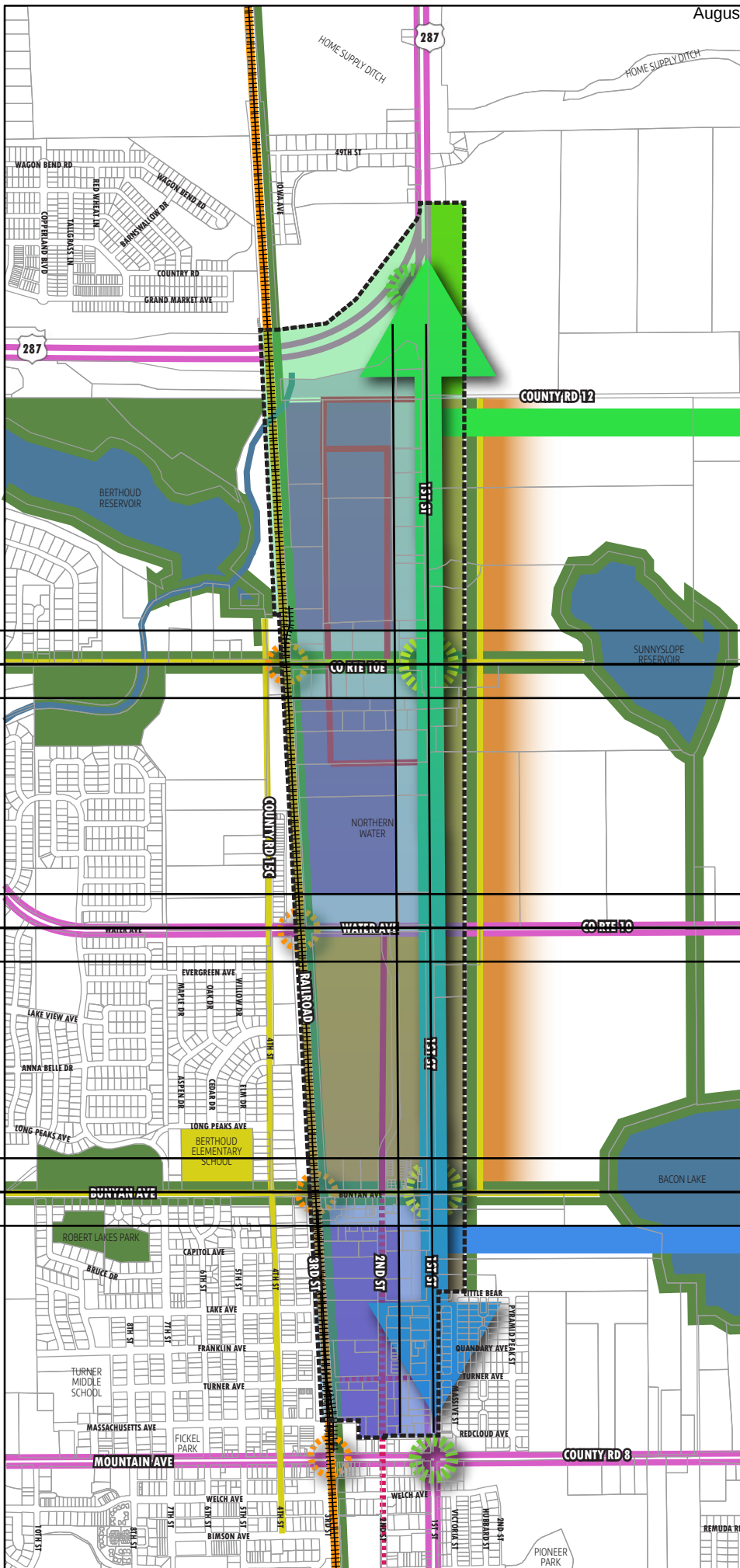
Legend

-  Green Edge / Park / Open Space
-  Roadway with Vehicle Modal Priority
-  Roadway with Pedestrian and Bike Modal Priority
-  Proposed Local Commercial Street
-  **More Rural**
-  Existing Local Commercial Street
-  Less Dense
-  Greener Edges
-  Railroad
-  1-2 Story buildings
-  Larger setbacks
-  Faster traffic speeds
-  1st St Median Xeriscaped
-  Pedestrian-focused
-  Road crossing
-  Railroad crossing
-  Town Gateway
-  Innovation District (Low Visibility)
-  Innovation District (High Visibility)
-  Urban Residential
-  Agriculture

More Urban

- Industrial character
- More Dense
- 1-3 Story buildings
- Smaller setbacks
- Slower traffic speeds
- 1st St No medians
- Curb bump-outs





Legend

-  Green Edge / Park / Open Space
-  Roadway with Vehicle Modal Priority
-  Roadway with Pedestrian and Bike Modal Priority
-  Proposed Local Commercial Street
-  **More Rural**
-  Agricultural character
-  Less Dense
-  Greener Edges
-  1-2 Story buildings
-  Larger setbacks
-  Faster traffic speeds
-  1st St Median Xeriscaped
-  Existing Local Commercial Street
-  Railroad
-  Pedestrian-focused
-  Road crossing
-  Railroad crossing
-  Town Gateway
-  Innovation District (Low Visibility)
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More Urban

- Industrial character
- More Dense
- 1-3 Story buildings
- Smaller setbacks
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- 1st St No medians
- Curb bump-outs



0 500 1,000 2,000 Feet