

Conceptual Review Agenda

Schedule for 01/16/20 to 01/16/20

281 Conference Room A

Thursday, January 16, 2020

Time	Project Name	Applicant Info	Project Description	Planner
9:30	NEWT 3 Pipeline	Mark Scott (303) 997-5035	This is a request to build 28,300 feet (5.35 miles) of new potable water pipeline called the North Weld County and East Larimer County Water Districts Water Transmission Pipeline Project (NEWT 3). The project runs approximately east-west beginning at N. Timberline Road and E. Suniga Road and ending in Larimer County at Ridgeview Lane and West County Road 13. The proposal is within the Low Density Mixed-Use Neighborhood (L-M-N), Employment (E), and Industrial (I) zone districts. This project is subject to a Site Plan Advisory Review (SPAR) and a Planning & Zoning Board hearing.	Sylvia Tatman-Burruss
	CDR200001	msscott@providenceic.com		Marc Virata Tenae Beane
10:15	Vintage City Church CDR200002	Chris Aronson (970) 224-1191 chris@vlfa.com	This is a request to renovate the existing mutli-tenant space (classrooms & offices) into a single church facility/user on the north side of Prospect Road and approximately 820 feet west of S. Timberline Road (parcel #8718444904). Future access will be taken from Academy Court to the east. The proposal includes 140 existing on-site parking spaces. The property is within the Industrial (I) zone district and is subject to Administrative (Type 1) Review.	Noah Beals Spencer Smith Brandy Bethurem-Harras

Thursday, January 16, 2020

Time	Project Name	Applicant Info	Project Description	Planner
11:00	College and Trilby Multi-Unit CDR200003	Ehsan Chitsaz (858) 692-3229 hrchitsaz@gmail.com	This is a request to construct 72 units of low-rise multi-family and 18 units attached two-unit dwellings along with pool, park, and community center on approximately 10 acres. The site (parcel #9614100007) is directly west of S. College Avenue approximately 760 feet south of W. Trilby Road. Future access will be taken from S. College Avenue to the east. The proposal includes on-site parking spaces, but no number has been determined at this time. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Clark Mapes Morgan Stroud Brandy Bethurem-Hurras



CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Engineering Consultants
Mark M. Scott and Daniel Rice

Business Name (if applicable) Providence Infrastructure Consultants

Your Mailing Address 300 Plaza Drive, Suite 320, Highlands Ranch, CO 80129
msscott@providenceic.com and

Phone Number 303-997-5035 (main #) Email Address drice@providenceic.com

Site Address or Description (parcel # if no address) Various along the proposed pipeline route.
See attached project description and Figures.

Description of Proposal (attach additional sheets if necessary) Project is to construct a new potable water pipeline called the North Weld County and East Larimer County Water Districts

Water Transmission Pipeline Project (NEWT 3). See attachments for more details.

Proposed Use Water Transmission Pipeline Existing Use Various along Corridor

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions N/A

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [X] Yes [] No If yes, then what risk level? Minimal - See Figure 1-2
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Minimal - see attachments S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

1 PROJECT PURPOSE, OVERVIEW, AND GOALS

1.1 Purpose

Under contract with North Weld County Water District (NWCWD) and the East Larimer County Water District (ELCO) (Districts), Providence Infrastructure Consultants (PIC) has evaluated and recommended potential corridors for the planned NEWT 3 Pipeline. The acronym NEWT refers to the multi-year, multi-phase **N**orth Weld County and **E**ast Larimer County Water Districts **W**ater **T**ransmission Pipeline Project. The NEWT 3 Pipeline is needed to connect the previously constructed NEWT 1 (2010) and NEWT 2 (2015) Pipelines to the Districts' water distribution systems. Once complete, the NEWT 3 Pipeline Project will provide the Districts with a much-needed increase in transmission capacity to convey additional treated water from the Soldier Canyon Filter Plant (SCFP) to the Districts' distribution systems using existing water rights. In addition, the fully-operational NEWT Pipeline Project will provide the Districts' with additional redundancy and reliability that will help mitigate risks associated with operating their existing and aging transmission lines. This summary description of the project and the attached figures is in support of the Ft Collins Conceptual Review application under the Site-Plan Advisory Review (SPAR) process.

1.2 System Overview and Project Need

As shown in the attached Figure 1-1, the Districts' currently rely on several transmission pipelines. NWCWD currently relies on two transmission systems (North and South) to supply potable water to their service area. In association with ELCO, NWCWD relies on the existing 42-inch NEWT 1 and NEWT 2 Pipelines as well as the shared 24-inch Mountain Vista Pipeline that was constructed in the 1993 and the Summit View Pump Station (SVPS) that was constructed in 2001. These transmission pipelines and the SVPS are referred to as NWCWD's North System and convey water from the SCFP to NWCWD's distribution system. Under most cases the North System conveys flow by gravity unless higher customer demands require flows to be boosted by use of the SVPS. NWCWD's South System is comprised of an existing 24-inch transmission line that conveys flow from the SCFP to Zone 1 of the District's distribution system and includes Pump Station 1 (PS1) located on Mulberry Street (S.H. 14) east of Interstate 25. The installation of the existing 24-inch transmission line was completed in 1963. Pump Station 1 was originally constructed in 1984 with additional pumps added in 2000 to increase its capacity. The South System generally flows by gravity during lower demands seasons and then relies on PS1 to boost flows to meet higher demands between late spring and early fall.

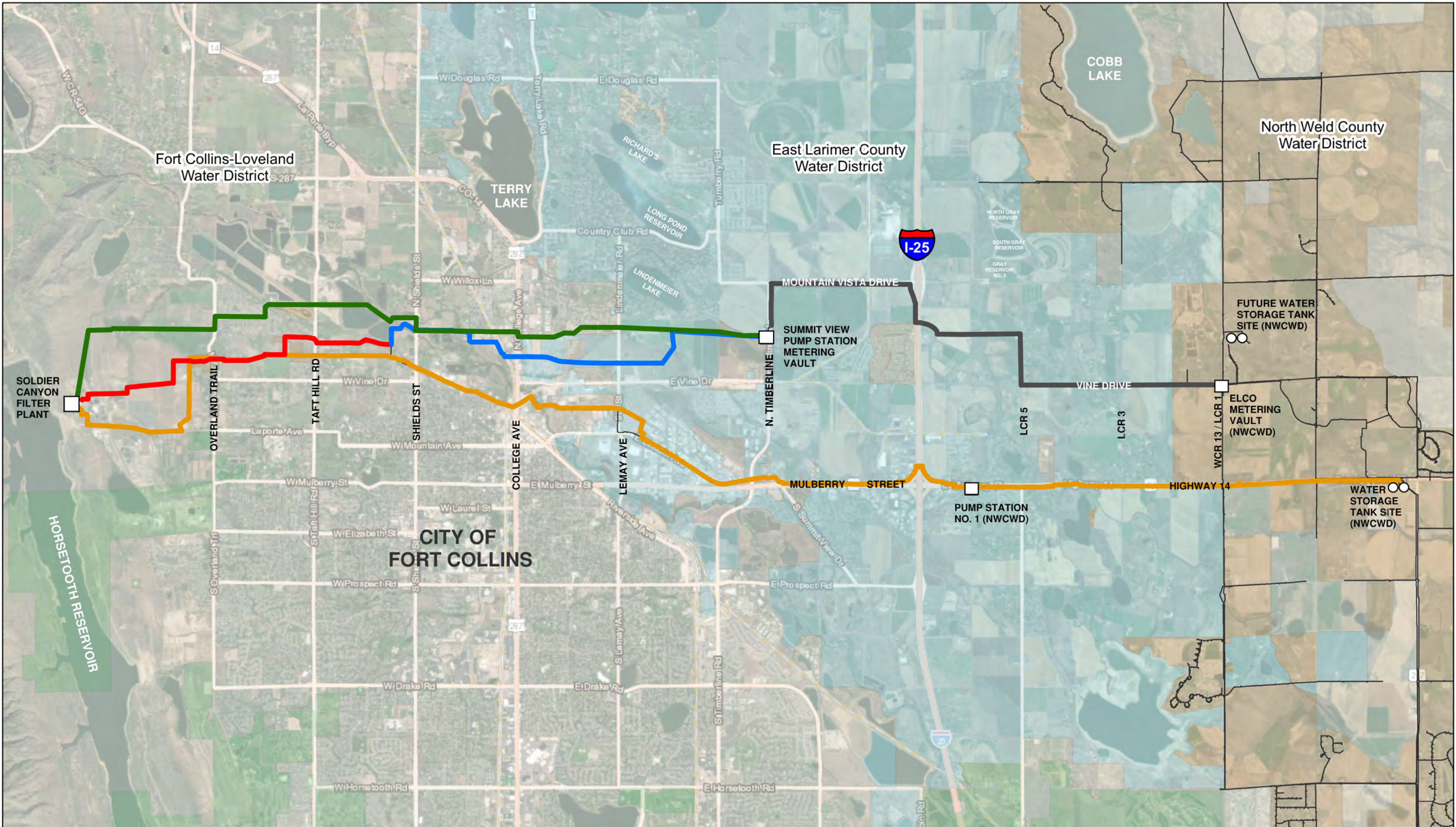
Like NWCWD, ELCO also relies on the NEWT 1 and NEWT 2 Pipelines, the 24-inch Mountain Vista Pipeline, and the use of the SVPS to meet customer water demands. In addition to these shared facilities, ELCO also relies on a 24-inch transmission line located between SCFP and North Timberline Road. ELCO's existing 24-inch transmission line generally operates parallel to the shared NEWT 1 and NEWT 2 Pipelines and provides transmission capacity to the center of their distribution system.

Prior to the construction of the NEWT 1 and 2 Pipelines, the Districts identified the future need for the NEWT 3 Pipeline to provide additional capacity above that which would be provided by the NEWT 1, NEWT 2, and 24-inch Mountain Vista Pipelines and their independently owned and operated 24-inch transmission lines. Over the last several years, demands in both Districts have steadily increased and during recent summer demand seasons, the Districts have had difficulty maintaining appropriate water levels within their respective water storage tanks. In addition to the need to increase transmission capacity, the Districts are in need of adding additional redundancy to their transmission systems. The shared Mountain Vista Pipeline 25 years old, NWCWD's 24-inch transmission line is 55 years old, and ELCO's 24-inch transmission line is 40 years old. With the age of these critical pipelines, the completion of the NEWT Pipeline Project will help the Districts properly manage the risks associated with the continued operation of their older transmission system components.

1.3 Goals

As part of this evaluation, PIC was tasked with evaluating several corridors to support the Districts' staff and management with selecting a Preferred Corridor Alternative. The Preferred Corridor Alternative along with some key features/impacts of this route are shown in Figure 1-2. This alignment was selected over alignments considered to best achieve the project's primary goals listed below:

- Cost – Identify a project corridor that can be completed using projected District funding.
- Schedule – Complete construction so the Districts can begin conveying flow in 2021.
- Hydraulics – Increase the Districts' gravity flow transmission capacity.
- Flexibility – Allow the Districts to have redundant transmission capacity.

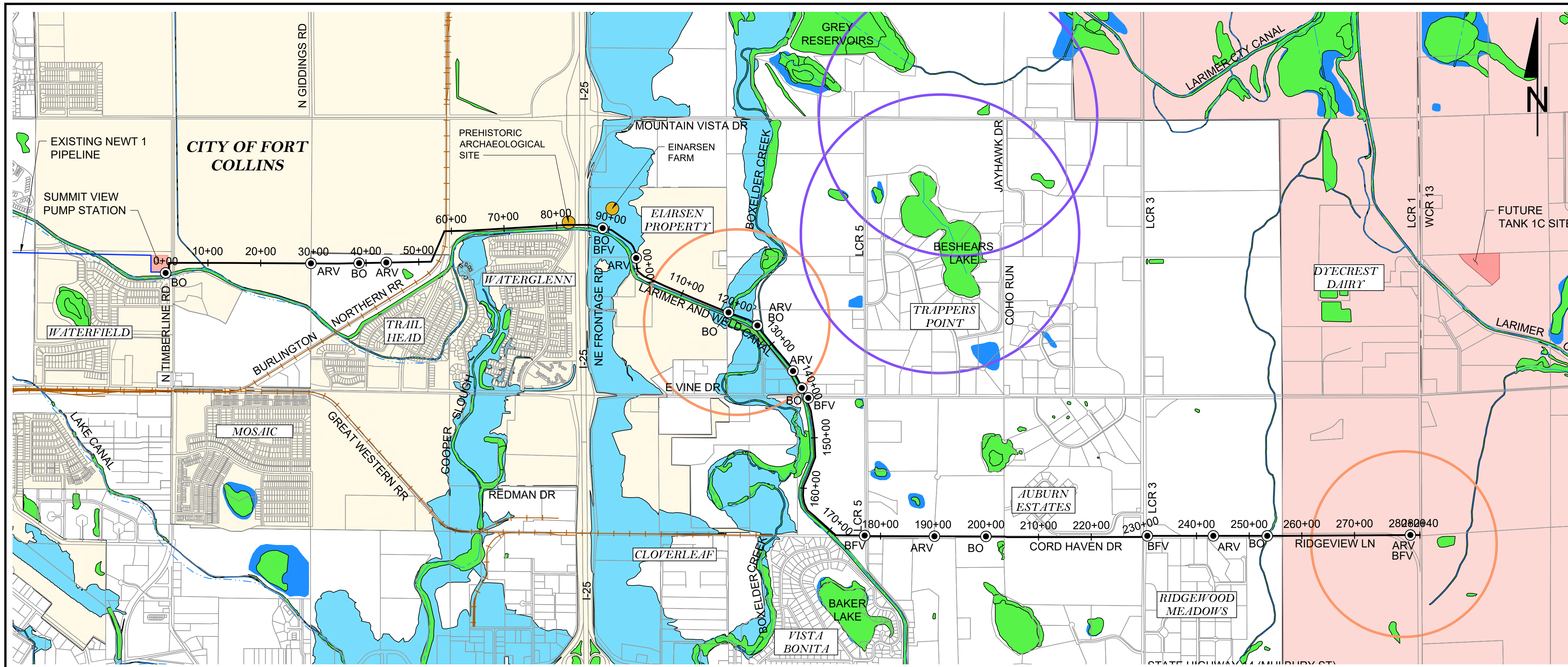


WATER TRANSMISSION LINE LEGEND

- 24-INCH NWCWD WATER TRANSMISSION LINE (1963)
- 24-INCH ELCO WATER TRANSMISSION LINE (1978)
- 24-INCH MOUNTAIN VISTA PIPELINE, SHARED (1993)
- 42-INCH NEWT 1 PIPELINE, SHARED (2009)
- 42-INCH NEWT 2 PIPELINE, SHARED (2015)

FIGURE 1-1: EXISTING TRANSMISSION SYSTEMS

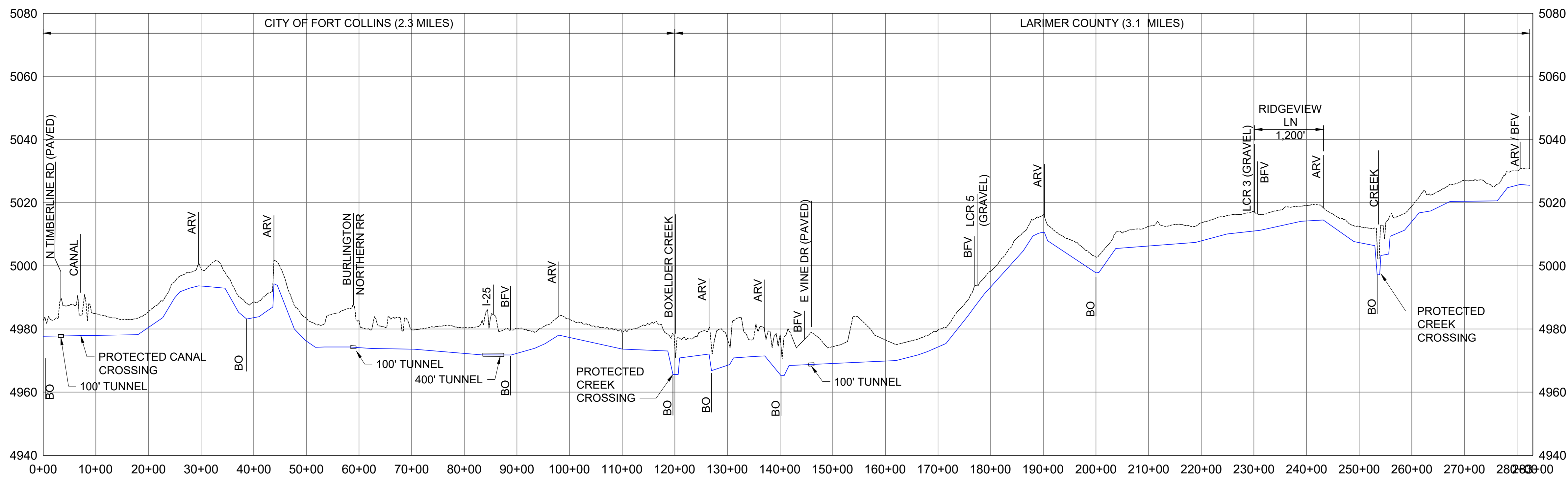




CORRIDOR PLAN
SCALE: 1"=1200'

CORRIDOR 5 SUMMARY	
ITEM	QUANTITY
APPROXIMATE CORRIDOR LENGTH (FT)	28,300
COMBINATION AIR RELEASE VALVES (ARV)	8
BLOW OFF VALVES (BO)	8
ISOLATION VALVES (BFV)	5
PROTECTIVE CANAL/CREEK CROSSINGS	3
TUNNELS (TOTAL FOOTAGE)	700
PROPERTY PARCELS CROSSED	20
PROPERTY OWNERS	13

LEGEND	
	CITY OF FORT COLLINS
	NORTH WELD COUNTY WATER DISTRICT
	100-YEAR FLOODPLAIN
	BODY OF WATER
	POTENTIAL WETLANDS
	1/3-MILE RAPTOR NEST BUFFER
	1/2-MILE OSPREY NEST BUFFER
	POTENTIAL HISTORICAL/CULTURAL SITE



CORRIDOR 5 PROFILE
SCALE: 1"=1200' H; 1"=20' V

DATE: Aug 26, 2019, 3:25pm; USER: BBohn; PROJECT: 171016.13-600; DRAWING: NEWT 3 Pipeline; TO: 13980 CAD06/EXHIBITS/CS-5.dwg

PROVIDENCE INFRASTRUCTURE CONSULTANTS
4901 EAST DRY CREEK ROAD, SUITE 210
CENTENNIAL, CO 80122
(303) 997-5035
www.providenceic.com

REVISION	DESCRIPTION OF ISSUE / REVISION	REVISED BY

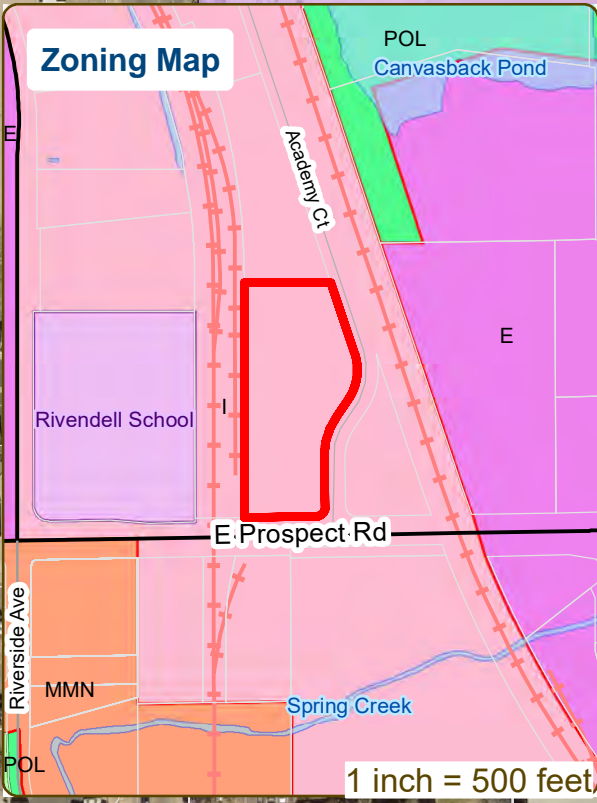
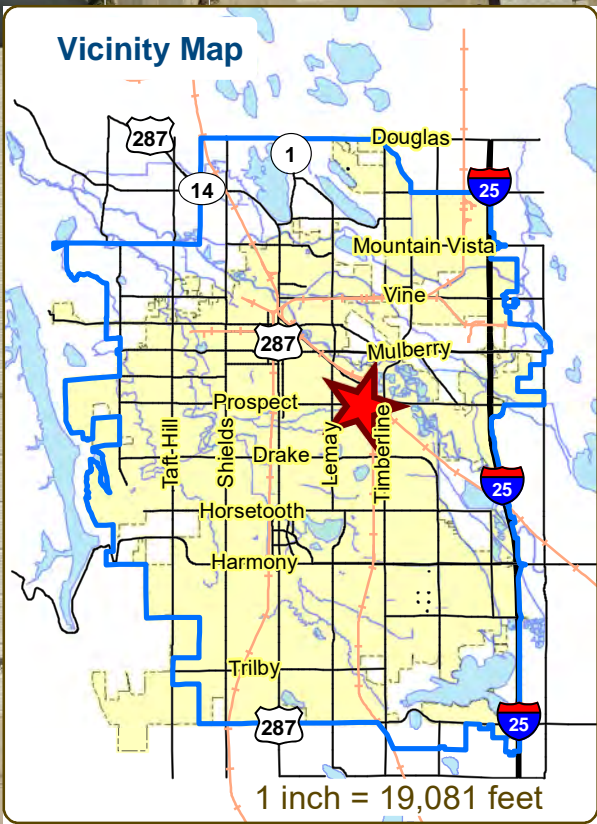
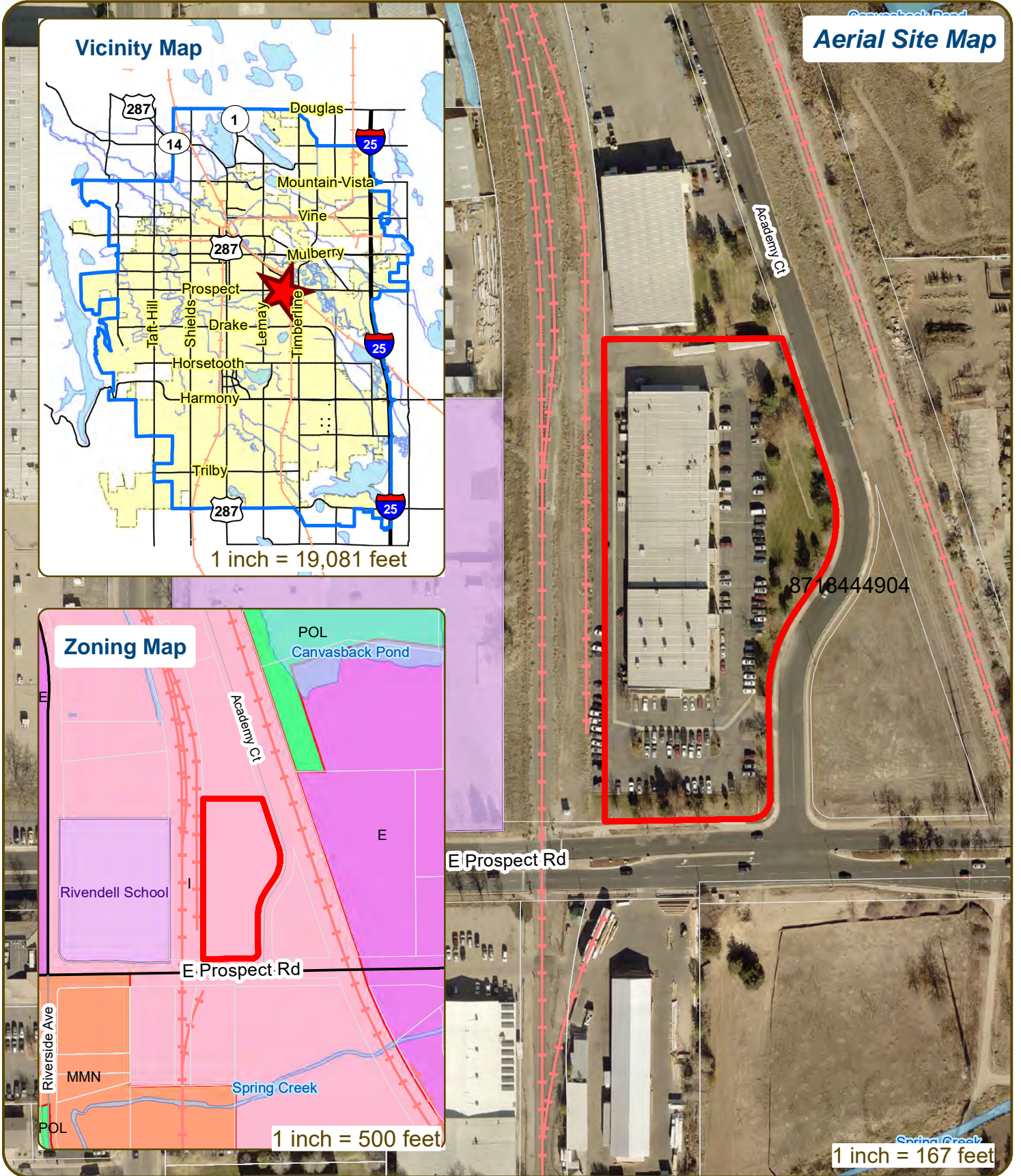
NEWT 3 PIPELINE

**Preferred Route Map
and Impacts Overview**

PROJECT:	171016.13-600
DRAWN BY:	B. BOHN
DESIGNER:	B. BOHN
APPROVED BY:	D. RICE
SHEET:	5 OF 4

FIGURE 1-2

1501 Academy Court Vintage City Church



Aerial Site Map

8718444904

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

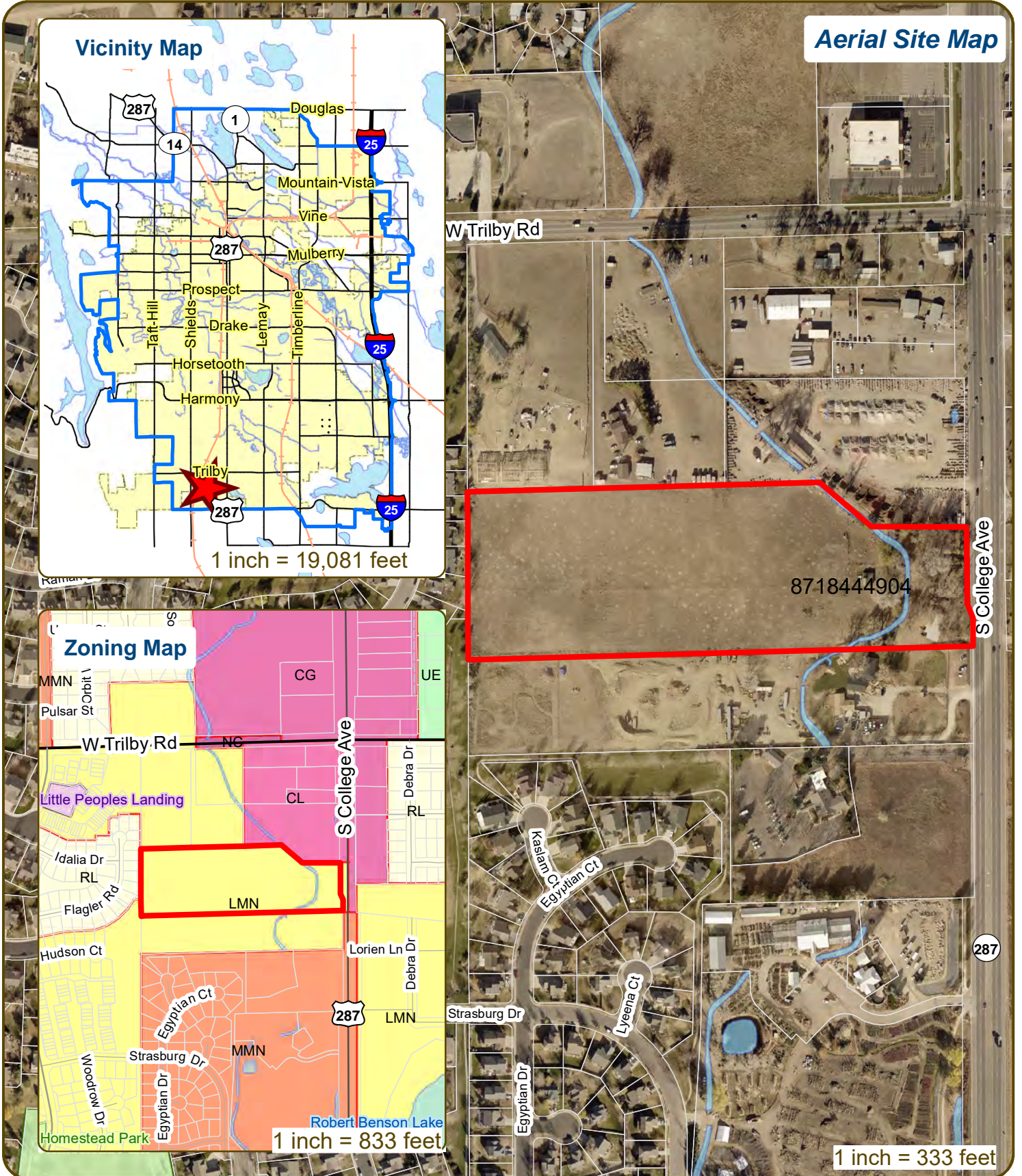
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

S. College Ave. & W. Trilby Rd. Multi-Unit



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Ehsan Chitsaz and Hamid Reza Chitsaz - Potential future owners

Business Name (if applicable) _____
Your Mailing Address 7338 Douglass Lake Ranch Rd, Fort Collins, CO 80524

Phone Number 858-62-3229 Email Address hrchitsaz@gmail.com

Site Address or Description (parcel # if no address) Parcel # 9614100007
6801 S College Ave, Fort Collins 80525 - 10 acres

Description of Proposal (attach additional sheets if necessary) Develop a mix of low-rise multifamily and attached two-family dwellings and pool, park, and community center

Proposed Use multi and two-family res Existing Use single-family res.

Total Building Square Footage 120,000 S.F. Number of Stories 3 Lot Dimensions 420'x1280'

Age of any Existing Structures Residence 1955, Barn 1940

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

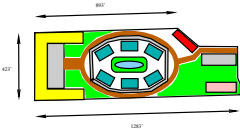
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level? Partially FEMA moderate
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains> only front of risk 100/500 S.F. yr.

Increase in Impervious Area about 5 acres
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



Conceptual sketch
 Parcel Number: 9614100007

Legend

- Attached Two-family (9 lots – total of 18 units)
- Parking (solar covered and uncovered)
- Heated pool
- Private garden and park
- Multifamily (3 story – 12 units in each building)
- Garage and storage
- Road
- Gym and community party rooms