

Conceptual Review Agenda

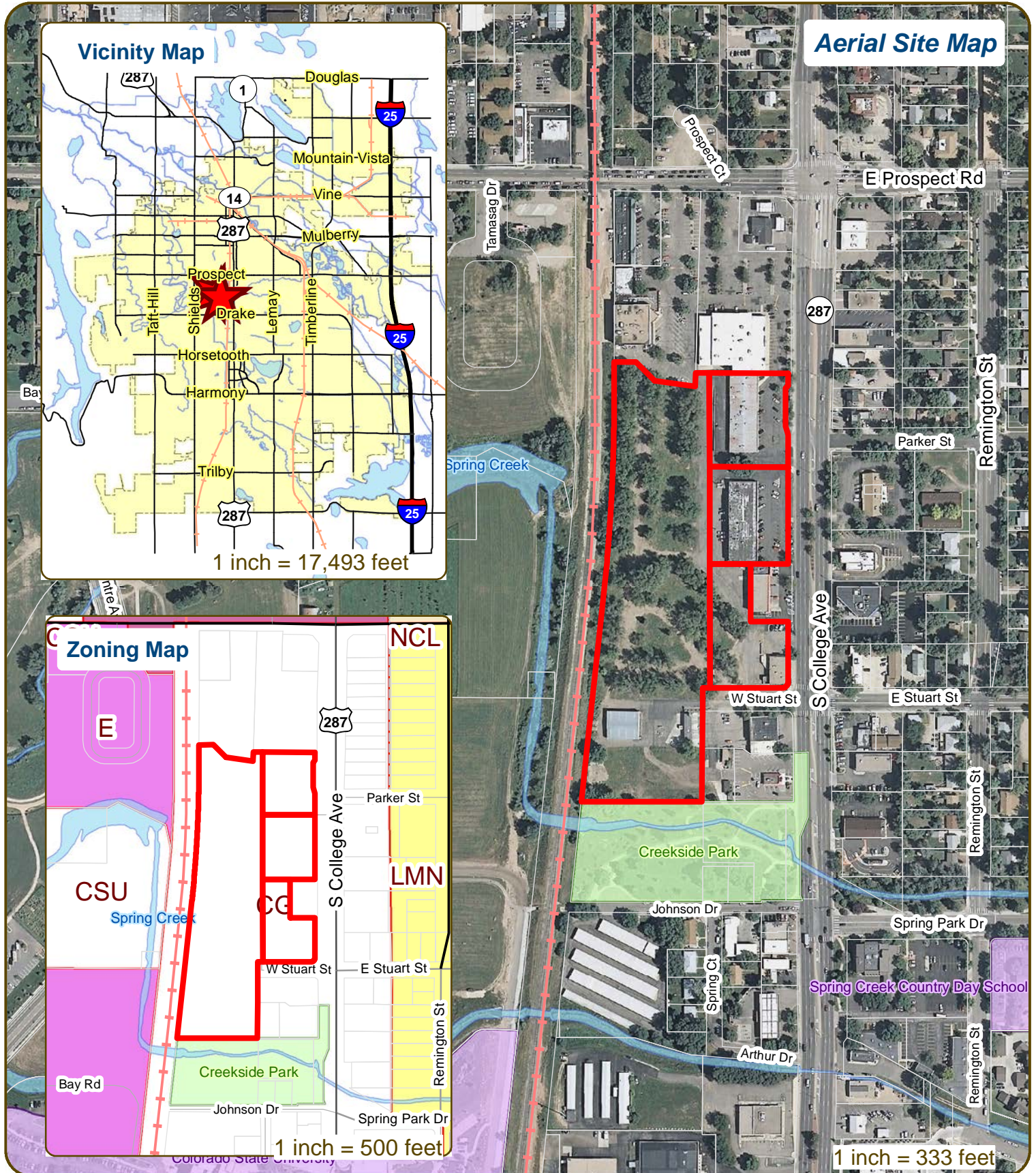
Schedule for 10/21/13 to 10/21/13

281 Conference Room A

Monday, October 21, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Choice Center - Parking Garage	Walker May 205-949-5055 wmay@capstonemail.com	This is a request to construct a parking garage at the Choice Center / Summit on College located at 1653-1807 South College Avenue (Parcel #s 97231-15-001, 97231-15-002, 97231-15-003 & 97231-15-004 97231-15-001). Two plan alternatives may be submitted with the goal to mitigate parking impacts. The site is located in the General Commercial (C-G) Zone District. The project is likely to be processed as a major amendment.	Ted Shepard
11:00	218 Smokey St - Solar Energy System	Todd Stewart 303-478-3509 tstewart@solar-power-financial.com	This is a request to install a rooftop solar energy system located at 218 Smokey Street (Parcel # 96122-28-001). The solar energy system would be a 400 kw system mounted on the rooftop of an existing building. Some or all of the electricity generated would be distributed back to Fort Collins Utilities via the SP3 program. The site is located in the Service Commercial (C-S) Zone District.	Noah Beals

Choice Center - Parking Garage



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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.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday 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 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) _____

Walker May _____

Business Name (if applicable) Capstone Development Partners, LLC

Your Mailing Address 402 Office Park Drive, Suite G50 Birmingham, AL 35223

Phone Number 205-949-5055 **Email Address** wmay@capstonemail.com

Site Address or Description (parcel # if no address) The Summit on College

Description of Proposal (attach additional sheets if necessary) Four level (three level above grade) parking structure with approximately 446 spaces

Proposed Use Parking Garage **Existing Use** Multifamily

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?

In

Conceptual Design Review

Project: The Summit on College Proposed Parking Structure

Location: Stuart Street West of College Ave., Fort Collins, Colorado

Structural Narrative

Introduction

The following narrative is for a proposed four level (three elevated above grade) parking structure. Currently there is a slab-on-grade parking lot in the location of the proposed structure. The proposed structure will be located on the southern portion of the lot, with the entrance on the north elevation. The overall foot print of the structure is approximately 225'-0" by 174'-2". The approximate car count is 446, spaces with 31 compact spaces located on the first floor. The structure is three bays wide in the east – west direction, and the bays are approximately 60'-0" wide for an overall width of 174'-2". The structure is 8 bays long in the north – south direction, and the bays are approximately 30'-0" long for an overall length of 225'-0".

The ground level parking level is smaller than the elevated levels to stay within the flood zone boundary. This first floor is 183'-8" x 167'-6". Again, this difference in size is due to the preexisting flood plain parking lot size and location. It is been noted by City Floodplain Administrator, Brian Varrella, that the proposed structure could overextend the existing parking lot to the south or to the west, providing that the only vertical elements are small scale columns, which we believe will be either 18" x 18" or 24" x 24".

As existing Handicapped Parking spaces meet the requirements for current occupancy (and are currently underutilized), no new Handicapped Parking spaces are proposed.

Foundation System

The foundation system is anticipated to be a drilled caisson system with either a grade beam or pier cap. Caissons will vary from 18" in diameter to 42" in diameter.

Structural System

The parking structure will be of Type IIB construction using precast / prestressed concrete. The floor will be pretopped double tees, and the only cast in place will be the grade level slab and the entrance ramp for a length of approximately 55ft. The exterior of the structure will be constructed of precast spandrel beams and precast columns. The interior structural frame will be made up of prestressed beams and precast columns. Lite walls will support the interior portion of the ramp and the stair shafts and stairs will be precast concrete.

Lateral System

The lateral system is a bearing wall system with rigid diaphragms. The vertical elements consist of load bearing 6'-6" lite walls supporting the floors and ramp, interior stair core walls, and four 30'-0" shear walls in the east west direction. The lite walls are located on grid 3 from grid H to D, the stair towers are located between grid G and H along grid 2 and along grid 4 centered on grid C. The 30'-0" shear walls are located at grid intersections 2:J, 3:J, 2:D, and 3:D.

Structure Location on Lot

The current submission shows the parking structure to be located approximately 15'-0" from the east property line. In the north - south direction the structure is located approximately 38'-10" from the end of the existing handicap parking, and provides for fire lane access between the existing residential units to the north and the proposed parking structure to the south.

The position east - west is based on a property line setback on the east. At ground level, as shown on SP2, the grade level parking projects 1'-0" west of the existing surface parking lot boundary. The upper levels overhang 7'-8" past the existing surface parking lot boundary as shown on SP3. The upper level projection will only contain columns at the grade level. Initially these columns are estimated to be 18" x 18" with a maximum potential size of 24" x 24".

The position north - south is set based on drive entrance requirements, fire access requirements, and user comfort driving into and out of the structure. Initially the position is set such that the elevated parking levels extend 42'-6" into the flood plain. The upper level flood plain projection will only contain columns at the grade level. Initially these columns are estimated to be 18" x 18" with a maximum potential size of 24" x 24".

Existing Easements

There is a diagonal 30" reinforced concrete storm line that runs diagonally on the property under the proposed structure. This will need to be either relocated or potentially abandoned based on flood water modeling and its respective approval. Our Civil Engineering team is currently evaluating these options.

There is a 21" sanitary sewer line on the east property line running north and south. The proposal is to relocate this pipe as close to the east property line as possible to allow a 15'-0" set back of the east elevation of the parking structure from the east property line.

Architectural System

The parking structure will be constructed to meet the IBC 2009 edition, with additional City of Fort Collins provisions, if any. Exterior elevations, construction method, and egress will be designed to meet the requirements for a non-sprinkled Type IIB Open Parking Structure.

The exterior elevations will be painted in a color scheme to complement the existing and residential units. Elevations will have reveals and form liner to break up the elevations.

The 15'-0" set back on the east will provide an area for green space. The southern elevation will project into the buffer zone approximately 40'-0", leaving room for green space.




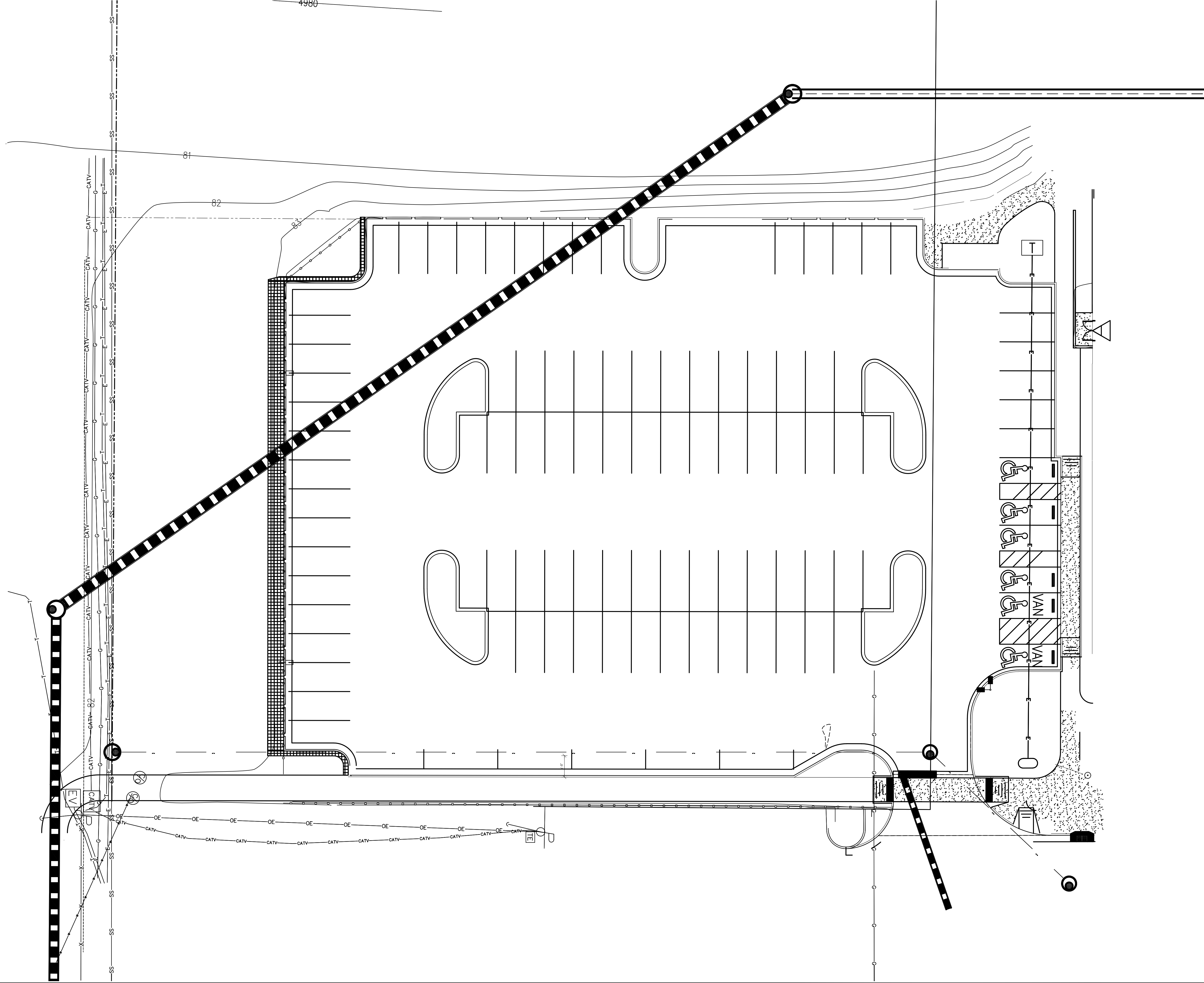
THE SUMMIT ON COLLEGE

CONCEPTUAL DESIGN REVIEW SUBMISSION

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P3	LEVEL 3 PARKING
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EL	EAST ELEVATION

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		DATE	BY			DRAWN BY	CHECKED BY			



SP1

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EXISTING SITE PLAN

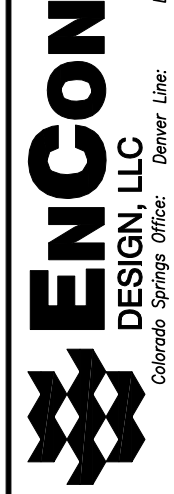
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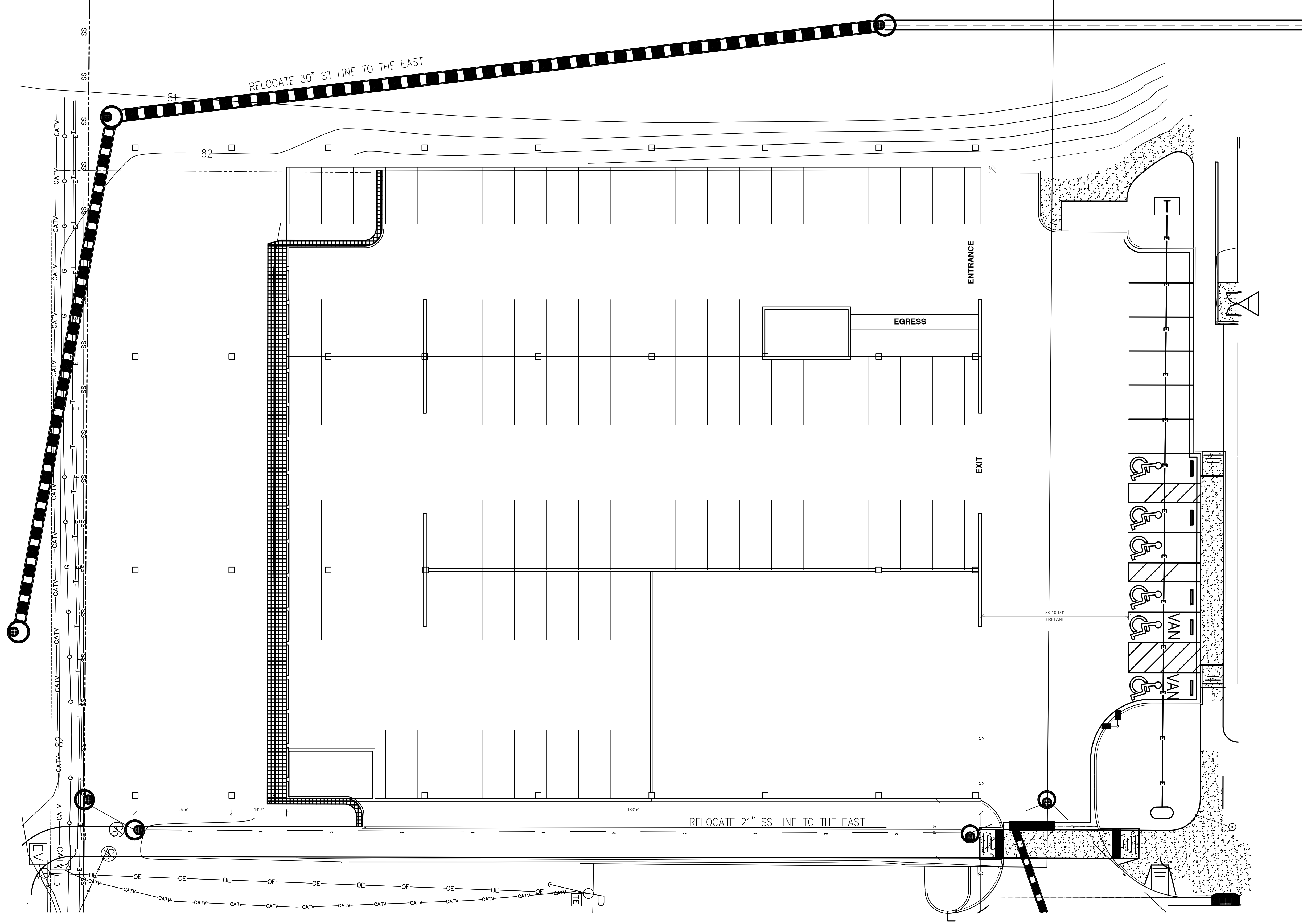
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STRUCTURE: THE SUMMIT ON COLLEGE

LOCATION: Fort Collins, CO



Colorado Springs Office: 303-583-1323
Denver Office: 303-777-1977



SP2

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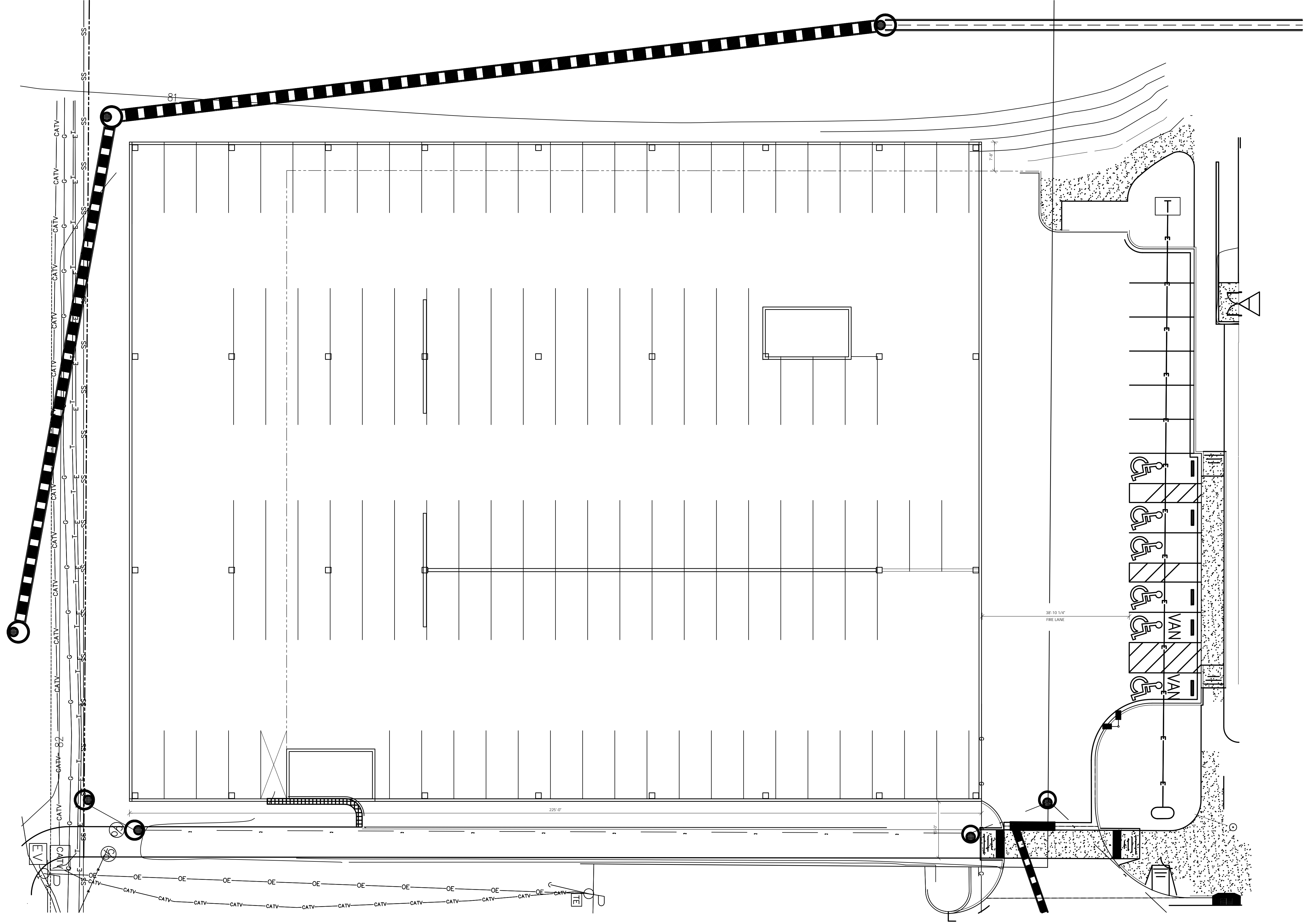
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GRADE LEVEL PARKING OVER SITE PLAN
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

STRUCTURE: THE SUMMIT ON COLLEGE
LOCATION: Fort Collins, CO

ENCON
DESIGN, LLC
Colorado Springs Office: 303-583-1323
Denver Office: 303-777-1897
Fax: 303-583-1323



SP3

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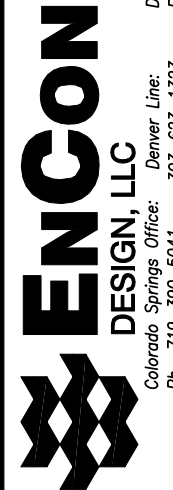
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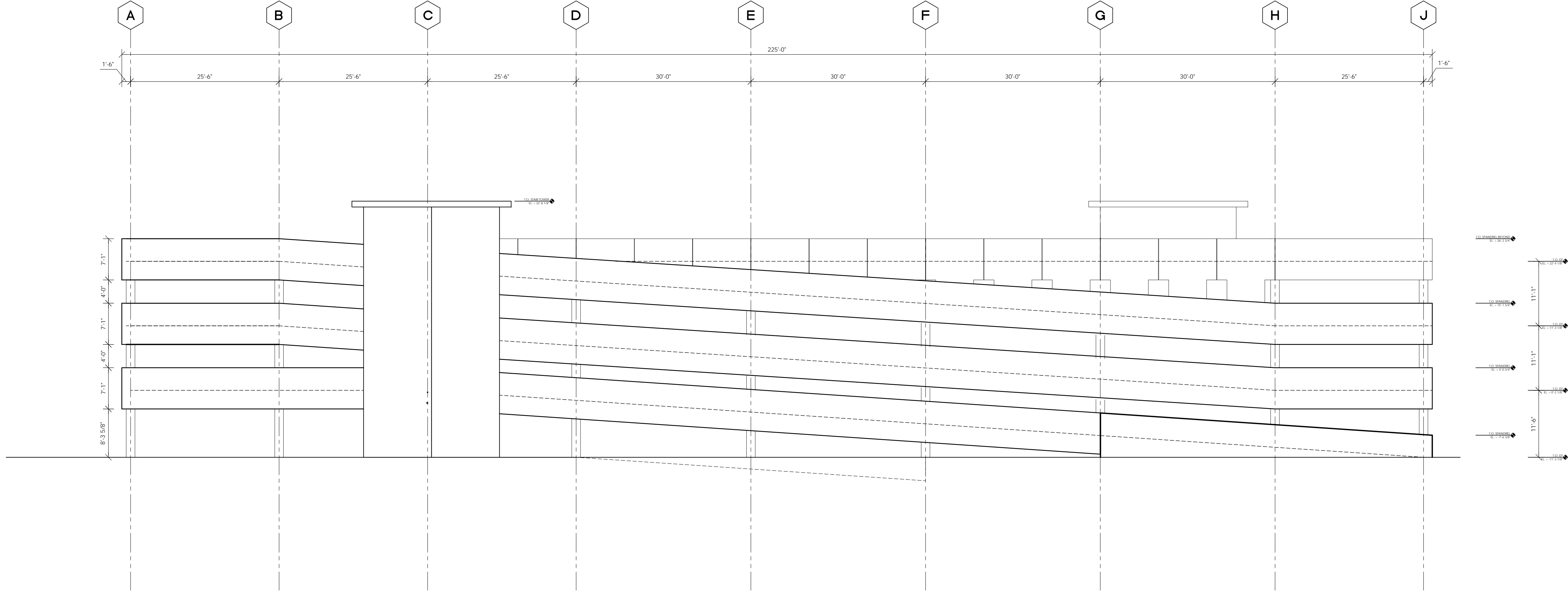
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ELEVATED SITE PLAN OVER SITE PLAN
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

STRUCTURE: THE SUMMIT ON COLLEGE
LOCATION: Fort Collins, CO





STRUCTURE: THE SUMMIT ON COLLEGE

EAST ELEVATION

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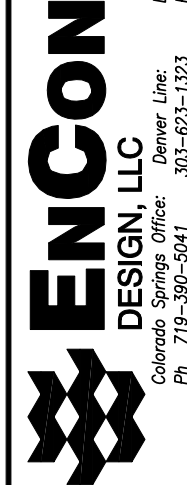
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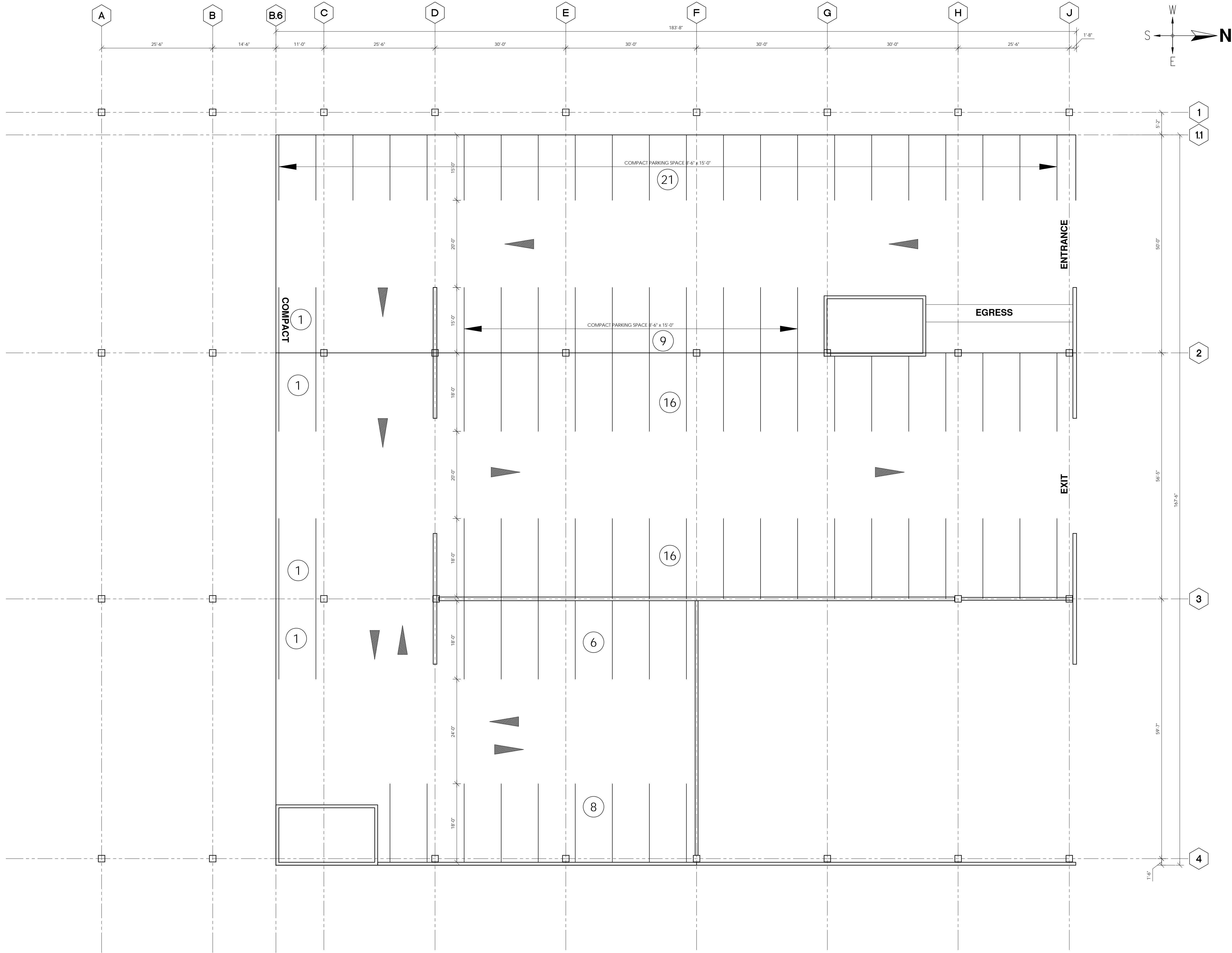
CONTRACT NO:

DRAWN BY: DATE: CHECKED BY:

LOCATION: Fort Collins, CO



Denver Sales Office
303-777-1233
303-777-1233



TOTAL LEVEL 1 PARKING 80

P1

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GRADE LEVEL PARKING

STRUCTURE: THE SUMMIT ON COLLEGE

ENCON
DESIGN, LLC
Colorado Springs Office: 303-583-1323
Denver Office: 303-777-1297

CONTRACT NO:

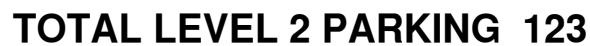
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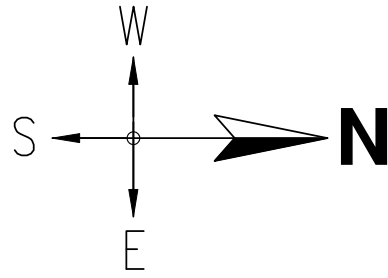
IF SHEET IS LESS THAN 30x42 THEN NOT FULL SCALE

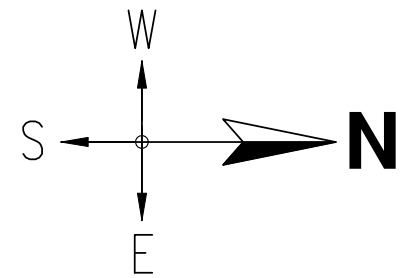
DRAWN BY: DATE:

CHECKED BY:

LOCATION: Fort Collins, CO







TOTAL LEVEL 4 PARKING 123



October 25, 2013

Walker May
Capstone Development Partners, LLC
402 Office Park Drive, Suite G50
Birmingham, AL 35223

Re: Choice Center - Parking Garage

Description of project: This is a request to construct a parking garage on top of the existing surface parking lot on the south side of the Choice Center / Summit on College located at 1653-1807 South College Avenue (Parcel #s 97231-15-001, 97231-15-002, 97231-15-003 & 97231-15-004 97231-15-001). As proposed, there would be parking at-grade and three elevated levels containing approximately 440 to 445 spaces. Height is estimated to be 38 feet. Access would be gained from West Stuart Street. The site is located in the General Commercial (C-G) Zone District. The project will be a Major Amendment, subject to Administrative Review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. Without a true site plan it is difficult to see where the garage structure will lie other than 15' from the east property line.
2. Please consider adding ground level bicycle racks, as well as "cages," to lock bikes within.
3. Consider some covered parking on the top level in the form of pitched "carports" opened at the sides with solar collection panels atop roofs for use in generating electricity for self and others. Examine Rocky Mountain Innosphere's "carports" at 320 E. Vine as an excellent example. Please contact Norm Weaver at Light and Power, (970) - 221-6700 for further information about public incentives and the feed-in tariff program.
4. Related is the use of LEED certified (special) lighting for parking garages which can be difficult to illuminate.
5. Top level pole lighting should be placed away from the structures edges with sharp cutoff down directional fixtures.

6. Drive lane and parking stall depths/widths shall meet the LUC's parking standards contained in LUC 3.2.2.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. The existing sanitary sewer adjacent to this project is a 21-inch sewer in a north/south alignment at the east edge of the proposed parking structure. A 30-foot easement (15 feet each side of the sewer) must be maintained for this sewer line. If the sewer is moved to the east, Capstone will be required to obtain/purchase easements from the adjacent properties to fulfill this easement requirement.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. If water or sewer service is needed for this project, development fees and/or water rights will be due at building permit.
4. Stormwater from the top roof deck must drain into the stormwater system. Stormwater from the enclosed decks may drain into the sanitary sewer system, subject to compliance with the necessary design requirements.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. This property is located in the FEMA-regulatory Spring Creek 100-year floodway and flood fringe, and must comply with the safety standards of Chapter 10 of City Code. A FEMA Flood Risk Map is attached.
2. A parking garage is considered an accessory structure, and as such is allowed in a FEMA 100-year floodway or flood fringe, as long as the lowest finished floor of the garage; and all duct work, heating, ventilation, elevator control systems, electric systems, etc. are elevated 6-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE).
3. In lieu of elevating the structure, the garage may be floodproofed up to the RFPE, if desired. If that option is chosen, all the requirements of Section 10-38 of City Code must be met. Floodproofing Guidelines as well as a FEMA Floodproofing Certificate (which will be required before construction begins, and again after construction is complete and prior to issuing a Certificate of Occupancy) can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. FEMA Technical Bulletin 3, "Non-Residential Floodproofing - Requirements and Certification" can be found at <http://www.fema.gov/media-library-data/20130726-1511-20490-5294/job6.pdf>.
4. A third option, rather than elevating or floodproofing, would be to vent the structure. If that option is chosen, all the requirements of Section 10-39 of City Code would have to be met.
5. In addition to the requirement to either elevate, floodproof, or vent the structure, development in the floodway will be allowed only if it can be certified by appropriate floodplain modeling techniques, that the building will cause no-change to the BFE, and no change to the floodway or flood fringe boundaries. This certification must be prepared by a Professional Engineer licensed in the State of Colorado. If the modeling shows that there is a change to the BFE or floodway or flood fringe boundaries, and the change will only be on the building owner's contiguous property or on property for which the owner has obtained an easement, a Conditional Letter of Map Revision (CLOMR) must be approved by FEMA.
6. If an elevator is planned in the parking garage, the elevator and all its components must comply with the provisions of FEMA Technical Bulletin 4, "Elevator Installation." That technical bulletin can be found at

7. Any and all construction activities in the 100-year flood fringe---the parking garage, sidewalk, curb & gutter, utility installation or relocation, landscaping, etc.---must be preceded by an approved floodplain use permit, \$25 fee, and approved plans. In addition to the floodplain use permit, any of those construction activities in the floodway must be preceded by a No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado. The permit and certification forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
8. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. You can contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
9. Please note that if any structure in a floodplain is physically connected to another structure outside the floodplain, then both structures will be considered to be in the floodplain, and will be subject to the flood insurance standards of the NFIP, and the City of Fort Collins Chapter 10 Floodplain Standards. I realize this is not proposed at this time, but the information is offered here for informational purposes, since it may affect future planning.
10. The Floodplain Administrator for the Spring Creek Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian, or Mark Taylor; 970.416.2494, mtaylor@fcgov.com to schedule a meeting at your convenience.
11. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
12. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
13. There was no onsite detention requirement for the Choice Center project so a simple statement in the drainage report documenting it is sufficient.
14. The "buffer area" south of the existing parking lot also served as water quality treatment for the parking lot runoff. The proposed building would eliminate the 20 ft. infiltration area that was followed by the grass buffer both of which served as the only water quality treatment for the parking lot runoff. In addition, as of March of this year there is now an ordinance requiring Low Impact Development (LID) treatment for 50% of the runoff area and 25% of new parking and driveway area to be porous pavement. Parking garages do need maintenance which usually involves power washing. The design of the building will need to consider a way to capture and dispose of the wash water used in the cleaning process.
15. The drainage outfall for the site is Spring Creek or the channel along the railroad. In addition the 30 storm drain being impacted could possibly be used if it remains.
16. One of the items previously discussed was the possibility that the Spring Creek Map Revision approval had eliminated the need for the 30 inch storm sewer that is located under the proposed parking garage site. In order to know if that is a possibility the applicant's design team will need to review both the site drainage

report (JVA) and the modeling performed by Baker Engineering and show by modeling that it is no longer needed. It is highly recommended that the applicant use a consultant that has experience in modeling. The staff recommended the consultant meet with City staff to discuss this in more detail to determine the scope of the work involved. This needs to be done prior to any submittal so that the applicant does not have any misconceptions on what route to take in the final design of the parking garage. The design team still needs to consider relocation of the storm sewer around the proposed building site as one of the options.

17. There are several easements that will need to be vacated and rededicated for this project. The applicant will need to evaluate whether to accomplish this with a replat or to do it with separate documents.
18. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
19. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 10/14/2013: No comments

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. PARKING GARAGE
06IFC 903.2.9: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with IBC Section 406.4. There is no requirement to sprinkle it if the parking structure can be defined as an Open Parking Garage per IBC 406.3.
2. FIRE STANDPIPE SYSTEM
06IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor.
3. FIRE ACCESS
Fire access to the south side of the adjacent multifamily residential building shall be maintained.
4. PREMISE IDENTIFICATION
06IFC Code 505.1: New shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted on a contrasting background.
5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

6. SECURITY GATES

06IFC 503.6: As applicable, the installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Spring Creek). An update to your prior ECS is acceptable. The ECS should highlight how the impacts of the proposed parking structure are mitigated, e.g., visually and from a habitat perspective.

Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.

In this case, as we discussed, it may be prudent to consider a fee-in-lieu payment to the City, so that City Parks and Floodplain can determine the most appropriate buffering between the creek and the parking structure.

3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
5. Projects in the Vicinity of Spring Creek must also comply with Section 3.4.1(I)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."

As we discussed, for this project, green screening of the parking structure should be provided. Ideas at prior meetings included vines along the wall with cables, evergreen plantings, etc. The ECS should discuss

and comment on this issue.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Typically, Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. It may likely be that the parking garage use is not subject to street oversizing fees. Determination of this is made by Matt Baker, who manages Street Oversizing but is currently out of the office. Final determination will look to be made upon Matt's return.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. There are existing easements for emergency access, access, drainage, and utilities dedicated to the City on the Choice Center plat that would appear to preclude the ability to construct the parking garage with these easements overlapping. In addition, the Choice Center plat also shows a floodway designation that may impact the ability to build the structure. Easements dedicated to the City may be vacated by separate document at a cost of \$400 for each easement and its associated legal description. The dedication of new easements to the City by separate document would require a cost of \$250 for each easement and its associated legal description. A replat is another option to vacate and dedicate easements and may be the only way to remove a floodway designation line.
7. Utility plans (or revisions to the Choice Center plans by JVA) will be required.
8. An amendment to the Development Agreement for Choice Center may be required and if so, will be recorded once the project is finalized with recordation costs paid for by the applicant.
9. Access off of Stuart Street will need to be reviewed for sight distance and approach grade considerations.
10. If public improvements are required to be built (or relocated) a Development Construction Permit (DCP) would need to be obtained prior to starting any work on the site.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Developer will be responsible for Electric Capacity Fee, Building Site Charges & system modification charges that apply.
2. There is an existing 3-phase electric duct line running East & West along the Northside of the proposed site. This line looks like it will need to be relocated to the North to be out from under the proposed parking

structure. This line will need to be field located and shown on the construction drawings.

3. The existing transformer feeding the Choice Center at the end of Stuart St. will need to be accessible by a line truck without going thru the proposed parking garage.
4. The transformer for the proposed parking garage will need to be within 10' of an all weather drive over surface. Also, it will need to be accessible with a line truck without going into the parking garage. Coordinate transformer location with Light & Power Engineering.
5. Developer will need to submit a C-1 form and a One-line diagram showing power requirements to Light & Power Engineering.
6. Contact Light & Power Engineering @ 970-221-6700 to discuss transformer locations and the relocation of the existing electric line.
Contact Norm Weaver @ 970-416-2312 to discuss possible energy alternatives on the new structure.

Current Planning

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. The request will be processed as a Major Amendment, subject to consideration by the Hearing Officer as an Administrative Review.
2. With the proposed changes to the easements and the requirement that floodway and flood fringe delineations be shown on the plat, a replat is recommended.
3. The Major Amendment will be required to comply with providing the minimum number of bicycle parking spaces. There must be one bike parking space per bedroom. These spaces must be divided at no less than 60% enclosed and 40% exterior in a fixed rack. Bike spaces within the garage may be considered enclosed. Please indicate how the project will comply with this standard.
4. The site plan needs to be expanded to include a larger contextual area so that all access, circulation and compatibility issues can be evaluated. For example, the proximity to the adjoining commercial properties needs to be ascertained. Also, since West Stuart is a public street, please indicate how a driver can reverse direction without having to enter the garage. And, how close would the west elevation be in relation to the Bus Rapid Transit system?
5. Is there the ability to provide a bicycle and pedestrian only access to the south in order to gain access to the Spring Creek Trail without having to use the vehicle access?
6. The building will be evaluated for compliance with Section 3.10.5 - Character and Image in the T.O.D. Overlay District. While this section was not codified with parking structures in mind, the design of the proposed garage must strive to comply with these standards to the extent reasonably feasible. There will be high visibility from the public right-of-way to the east, west and south. Even as a utilitarian structure, there must be attention given to architectural treatment of the building. Where high quality finish materials cannot be achieved, staff expects that there be sufficient land area in which to plant a generous amount of landscaping to mitigate the height, mass and bulk of the building. A good example of a private parking structure is the Poudre Valley Hospital Garage located at the corner of South Lemay Avenue and Garfield Street.
7. The garage must comply with Section 3.10.4(D) - Parking Structure Design in the T.O.D. Overlay District.
8. Comment from Ward Stanford, Traffic Operations Department, 221-6630, wstanford@fcgov.com.
 1. Please provide a memo discussing whether there will be any additional trips created by the inclusion of

the parking garage not reviewed in the approved TIS? From a simple perspective and an assumption that the previous parking facilities were adequate to accommodate the traffic/trips the site was estimated to generate, it would seem that additional capacity is being created onsite that could allow for additional trips. Please discuss this perception in the memo. No intersection analysis is expected unless the review indicates a need to do so.

2. Please provide a plan showing how traffic enters and exits the garage and if it will have a restricted access, how an errant motorist is expected to safely redirect their vehicle out of the restricted entrance.
9. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
10. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
12. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
13. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
14. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

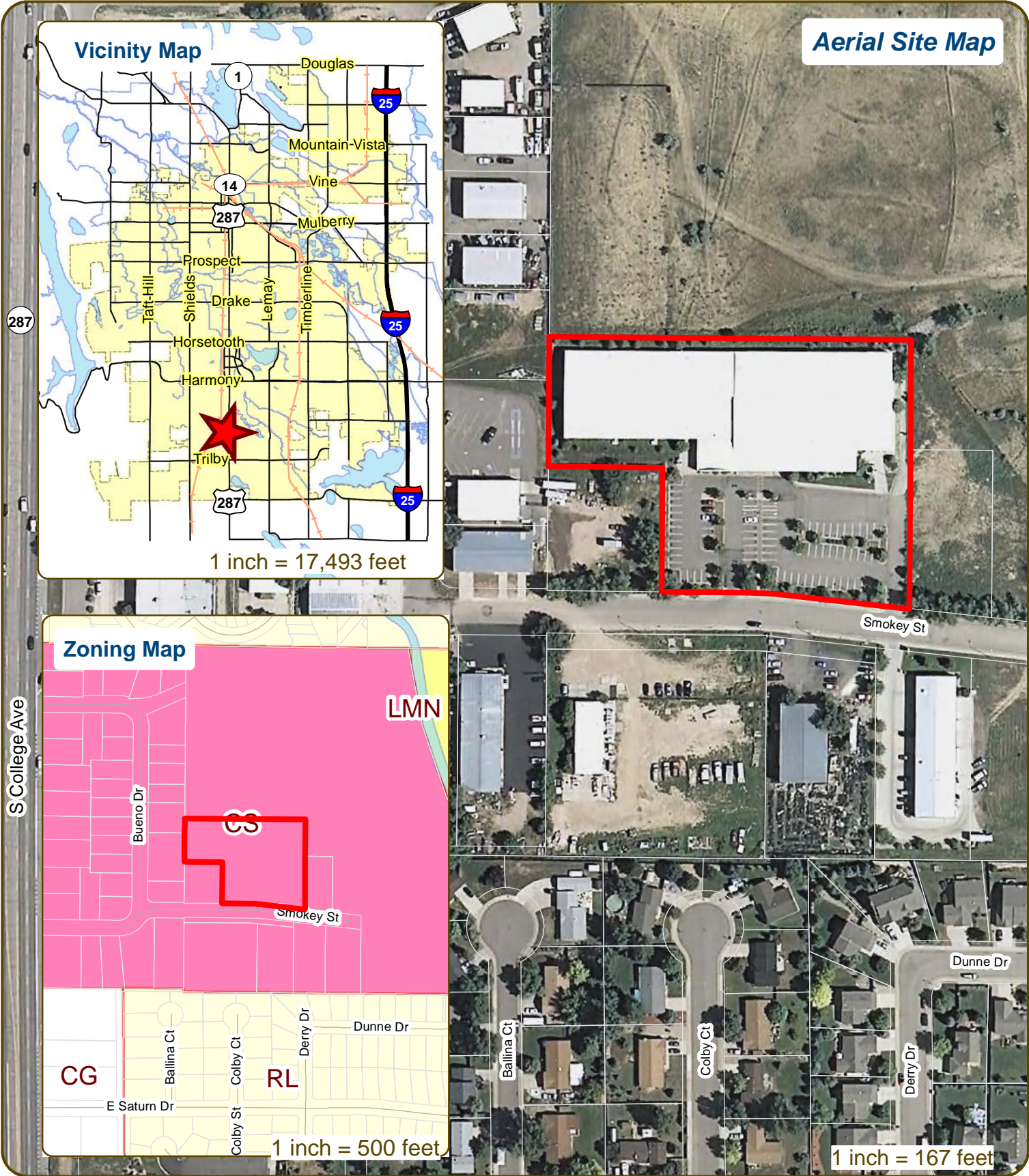
City of Fort Collins

Building Services

Plan Review

416-2341

218 Smokey St - Solar Energy System



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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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday 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 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) _____

Todd Stewart, V.P. Bus. Dev. Project owner

Business Name (if applicable) Solar Power Financial

Your Mailing Address 4030 Savannah Court, Boulder, CO 80301

Phone Number 303-478-3509 **Email Address** TStewart@Solar-Power-Financial.com

Site Address or Description (parcel # if no address) 218 Smokey Street, Ft. Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) 400kW Roof-Mounted Solar @ on-site Interconnection to Fort Collins Utilities delivery of elec. under SP3 Feed-in-Tariff program

Proposed Use Solar Generation **Existing Use** Community Sporting Events

Total Building Square Footage Approx. 50k **S.F. Number of Stories** 1 **Lot Dimensions** ?

Age of any Existing Structures 1/2 built in 1996 1/2 added 2001

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.

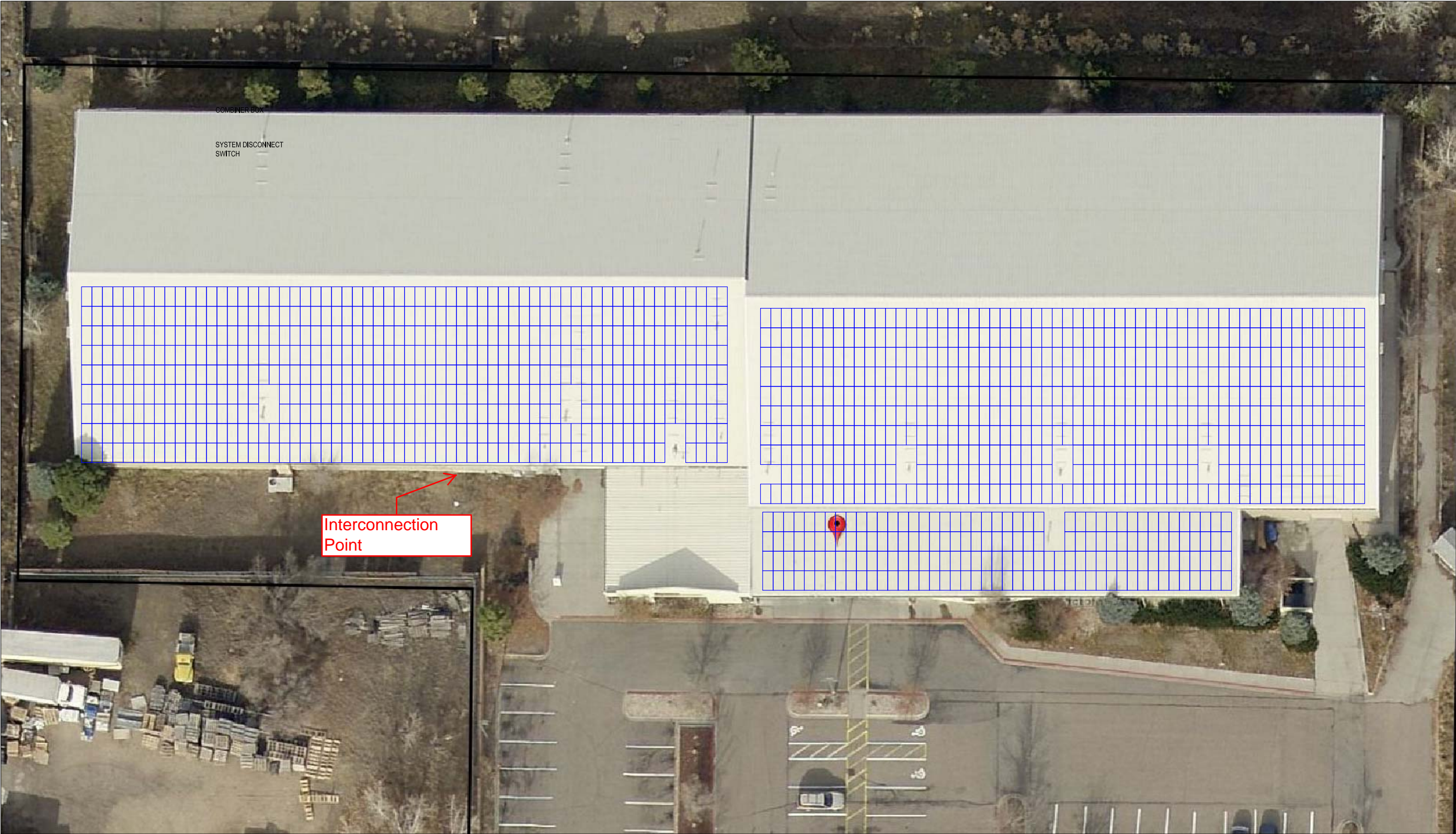
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

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

Increase in Impervious Area None 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?



SUNETRIC

ONE EMBARCADERO
SAN FRANCISCO CA 94111
415-315-1540 ph
415-433-5994 fx
www.sunetric.com

Consultant's Seal

Agency Approval

PROJECT TITLE
SOLAR POWER FINANCIAL
PV INSTALLATION
218 SMOKEY STREET
FORT COLLINS
COLORADO, 80525

SUNETRIC

PROJECT NOTES

(1) ~396kW kW DC
PHOTOVOLTAIC SYSTEMS

NOT FOR CONSTRUCTION - DESIGN
PURPOSES ONLY

SHEET TITLE

PV SITE PLAN

DATE: 9.15.13 JOB#
DRAWN: TG CHECKED: CM
SCALE: NTS

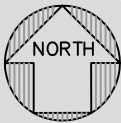
PV 1.0

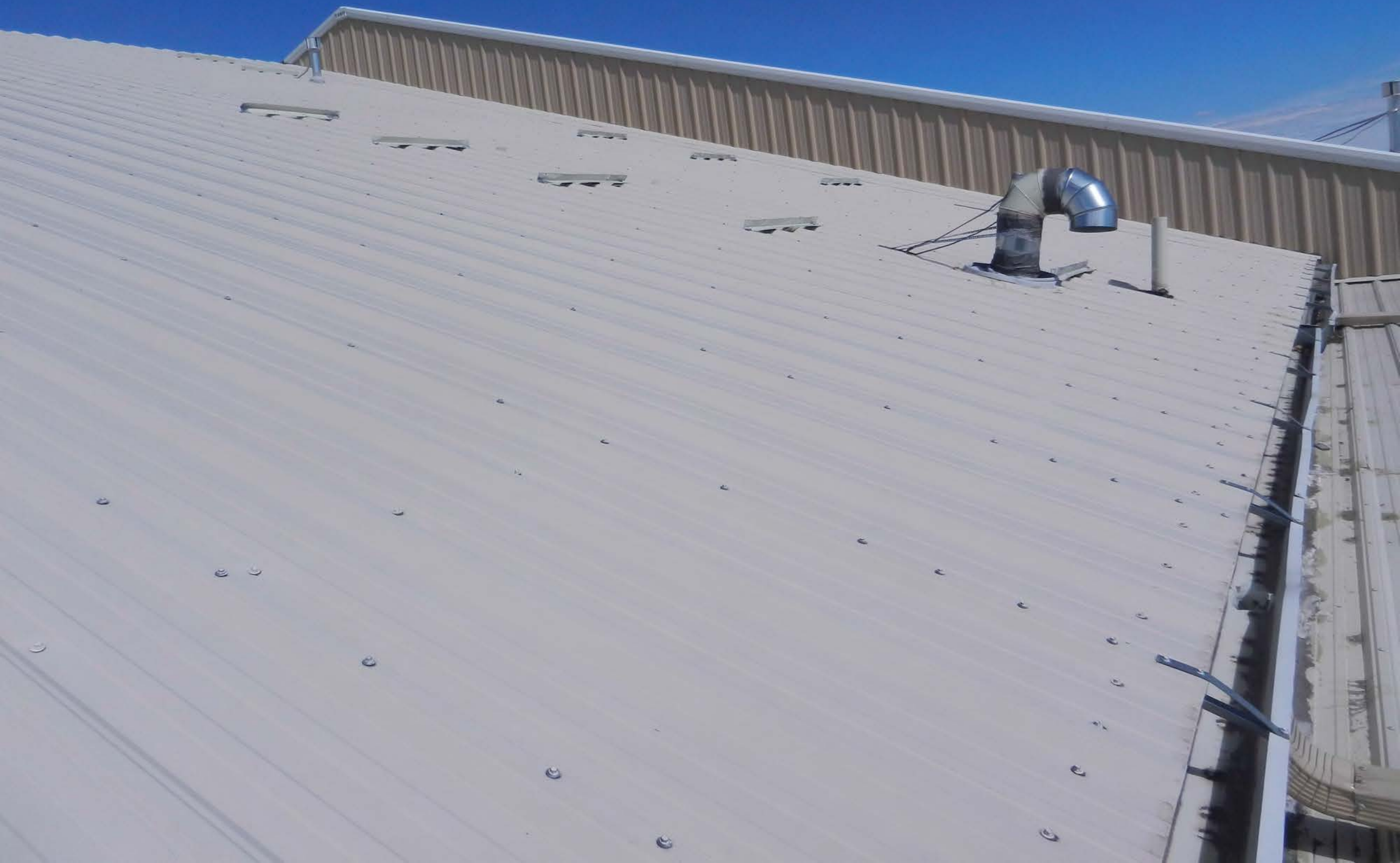
SHEET OF

LEGEND OF SYMBOLS AND
ABBREVIATIONS

PHOTOVOLTAIC
MODULE
UTILITY METER
NETWORK CONNECTION

INVERTER(S)
COMBINER BOX
SYSTEM DISCONNECT
SWITCH















Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

October 25, 2013

Todd Stewart
Solar Power Financial
4030 Savannah Court
Boulder, CO 80301

Re: 218 Smokey St - Solar Energy System

Description of project: This is a request to install a rooftop solar energy system located at 218 Smokey Street (Parcel # 96122-28-001). The solar energy system would be a 400 kw system mounted on the rooftop of an existing building. Some or all of the electricity generated would be distributed back to Fort Collins Utilities via the SP3 program. The site is located in the Service Commercial (C-S) Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. Presently there is no use category allowing for the generation of electricity which is distributed off-site. Current Planning and Zoning have began examining the use and will be creating land use standards in order to codify the use. Time lines are unknown.
2. There is a provision in LUC 1.3.4(B) which authorizes the Planning & Zoning Board to approve a new use on a site-specific development. The site would have to meet Land Use Standards.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Water and wastewater services for this site are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts can be contacted at (970) 226-3104.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. This proposed project does not affect the impervious area or the site drainage patterns. Therefore there are no Stormwater comments. If something changes that does affect the impervious area or the site grading, there are Stormwater requirements that need to be addressed.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 10/14/2013: No comments

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. SOLAR PHOTOVOLTAIC POWER SYSTEMS

The proposed Solar Energy System shall be built and installed in accordance with the 2012 International Fire Code, currently being adopted.

2012IFC 605.11 code reference: Solar photovoltaic power systems shall be installed in accordance with Sections 605.11.1 through 605.11.4, the IBC and NFPA 70. Special design considerations shall be given to:

- > Marking and identification
- > Locations of DC conductors
- > Access and pathways
- > Roof access points

Final review and approval of the system is required at time of building permit.

2. PREMISE IDENTIFICATION

06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

From information available, the building does not appear to be properly addressed. Address numerals need to be fixed to the sign at the entryway.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. No comments.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>

3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. This project is responsible for dedicating any right-of-way and easements that are necessary for this project
6. Depending on the scope of work associated with the project Utility plans may be required and a Development Construction Permit (DCP) or an excavation permit may need to be obtained prior to starting any work on the site.
7. A Development Agreement may need to be recorded once the project is finalized.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Owner is responsible for Electric Capacity Fee, Building Site charges and any system modification charges that apply.
2. A C-1 Form and One-line diagram must be submitted to Light & Power Engineering (970-221-6700).
3. For any questions about the SP3 program contact Norm Weaver @ 970-416-2312.

Department: Advance Planning

Contact: Ward Stanford, 970-221-6820, wstanford@fcgov.com

1. Traffic does not have any comments on this

Current Planning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. 10/25/2013: After staff discussion it was determined that the addition of solar panels and associated equipment can proceed as an accessory and be processed through a Minor Amendment.

Any questions concerning a Minor Amendment please contact Gary Lopez Zoning Inspector 970 416-2335.

10/19/13: This will need further staff discussion concerning the process for review.

2. The ground mechanical equipment will need to be screened.

3. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
4. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
5. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
6. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
7. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
8. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
9. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.