

# Conceptual Review Agenda

Schedule for 10/28/13 to 10/28/13

281 Conference Room A

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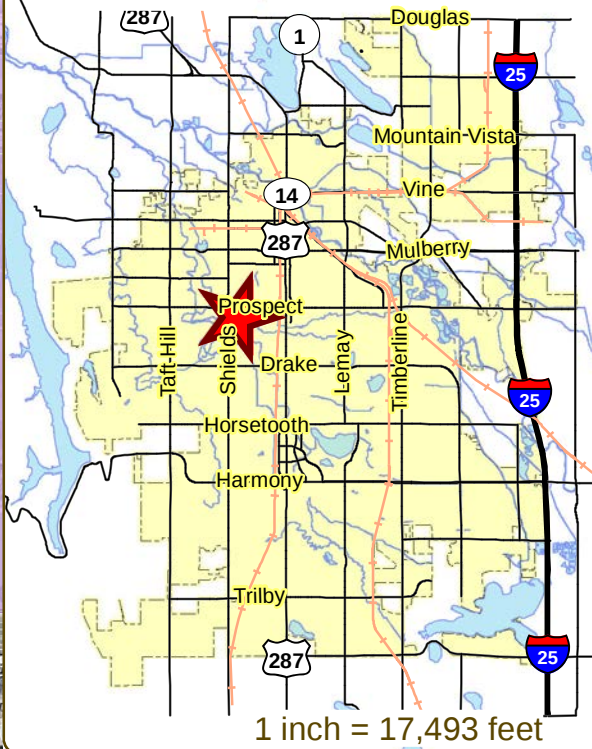
## Monday, October 28, 2013

| Time | Project Name                         | Applicant Info                                                                                                   | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                         | Planner |
|------|--------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 9:30 | Aggie Village North<br>Redevelopment | Fred Haberecht<br>970-204-4822<br><a href="mailto:fred.haberecht@colostate.edu">fred.haberecht@colostate.edu</a> | This is a request to redevelop the existing Aggie Village North site located on CSU-owned land at approximately 500 West Prospect Road (Parcel #s 97144-08-033, 97144-08-912 & 97144-15-901). Existing structures would be deconstructed and redeveloped with new student apartment housing, flex spaces, retail space and pedestrian amenities. The redevelopment will participate in a Site Plan Advisory Review (SPAR) with the Planning & Zoning Board. |         |

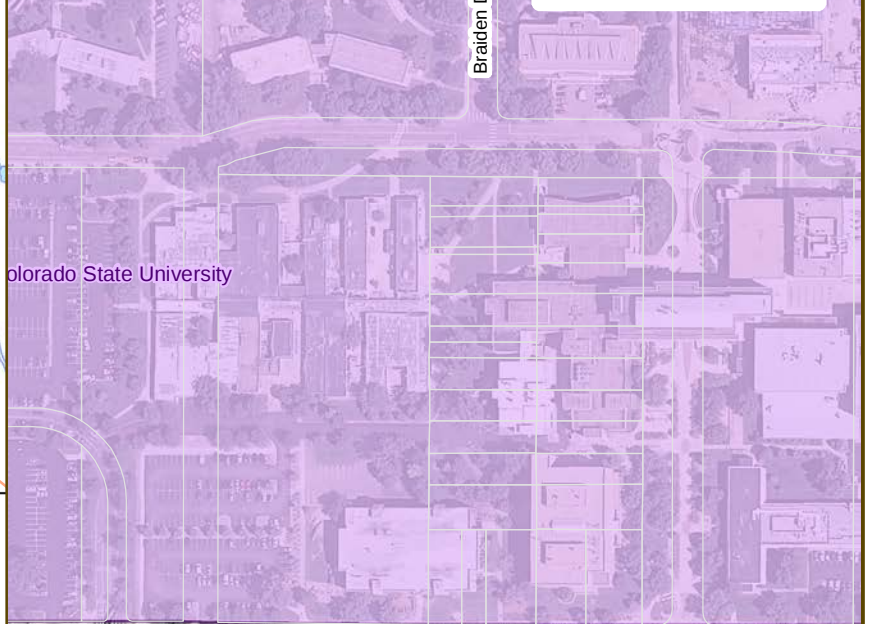
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# Aggie Village North Redevelopment

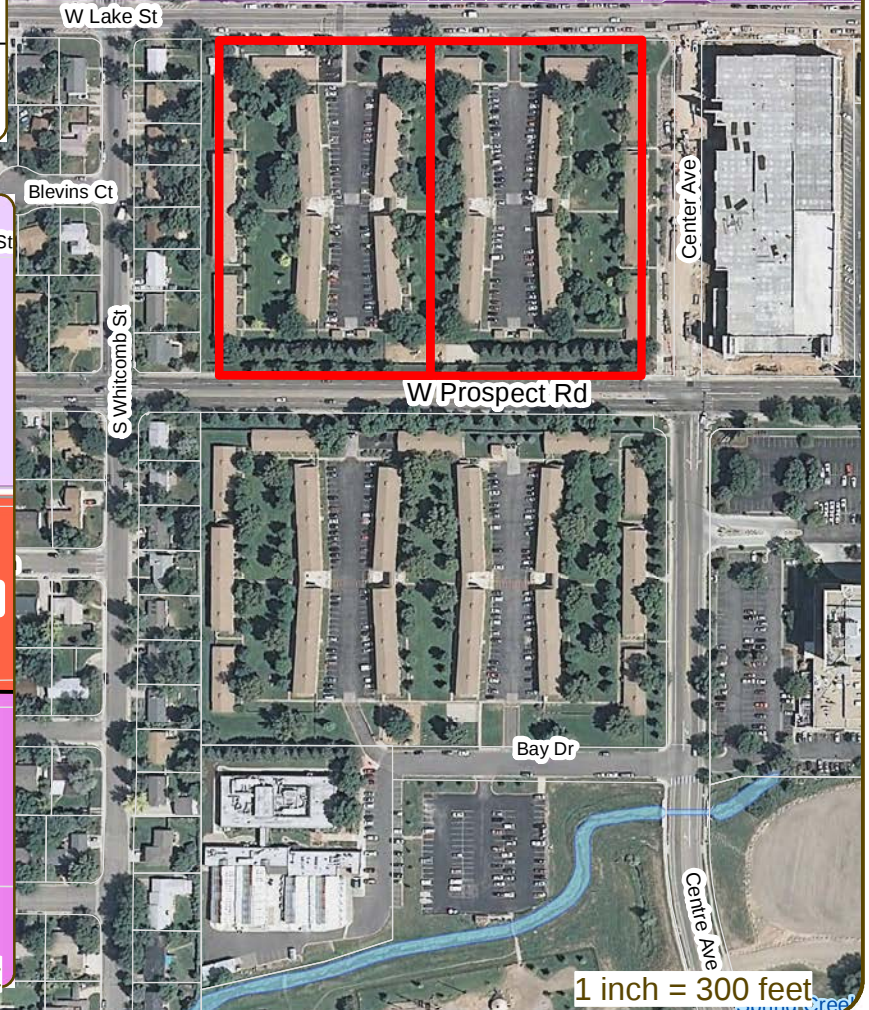
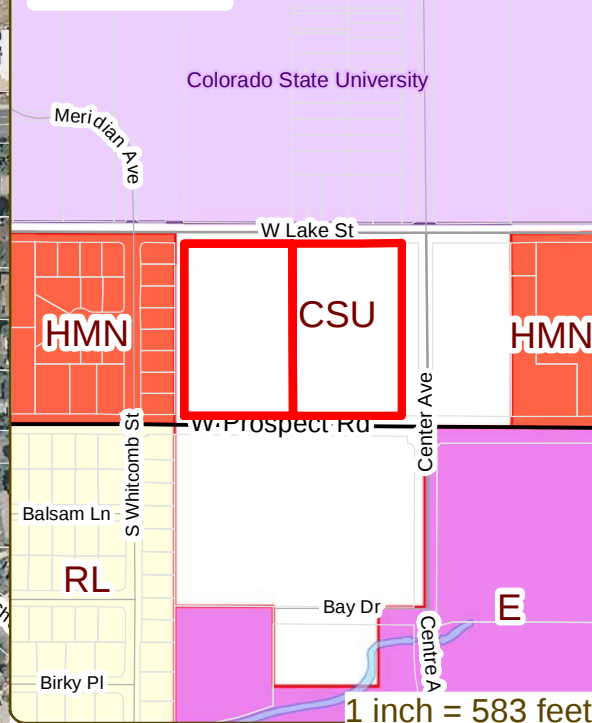
Vicinity Map



Aerial Site Map



Zoning Map



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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](mailto: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) Fred Haberecht

Business Name (if applicable) Facilities Management, Colorado State University

Your Mailing Address Facilities Services Center North Fort Collins, CO 80523-6030

Phone Number 970-204-4822 Email Address fred.haberecht@colostate.edu

Site Address or Description (parcel # if no address) 500 West Prospect Rd

**Description of Proposal** (attach additional sheets if necessary) Redevelopment of Aggie Village North including student apartment housing and academic space

**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?



# AGGIE VILLAGE NORTH REDEVELOPMENT

Conceptual Review Packet

17 October 2013



**4240**

### Project Description

The project will consist of a comprehensive site redevelopment of the existing Aggie Village North Apartments. The existing buildings and hardscape will be deconstructed to allow for the development of approximately 408,000 gross square feet of new student apartment housing. Additionally, the site will accommodate up to 60 garden level, 120 below grade and 70 surface parking spaces integrated in strategic ways to allow for a range of pedestrian focused plazas, courtyards, lawns and exterior programmed spaces. Significant open space will be preserved to maintain and celebrate the residential experience and leverage the favorable Colorado climate.

The completed project will accommodate and primarily serve the needs of 3 distinct student communities; the Intercultural Connections Community (ICC), the unaffiliated undergraduate community and the graduate / post doc / scholar community. The 1,000 beds will be dispersed between a variety of unit types; studio through 4 bedroom configurations. To help support the vitality of the residential experience, the project will also provide amenity and community programming spaces, such as student lounges, group kitchens and large flex rooms. Further, modest retail shell space will be programmed along Center Avenue in an effort to maintain the energy flowing from campus and encourage life, vitality and community interaction along the public edges.

### Storm Drainage

Drainage around the proposed buildings will be conveyed via surface drainage through curb and gutter, inlets, storm piping and sheet flow away from the buildings. Storm water is anticipated to be conveyed through storm piping to an existing 42" storm line located along the western property line. Flows from the 42" line are eventually conveyed to the Spring Creek, South of the site. On-site detention and water quality facilities are anticipated and will have to be incorporated into the site layout. Caution will have to be taken at the northeast corner of the site as this is within the CSU 100-year floodplain. Preliminary estimates show an increase in impervious surface area of approximately 90,000-100,000 sf. Low Impact Development strategies will be explored to decrease the required detention volume, while serving to enhance water quality at the same time.

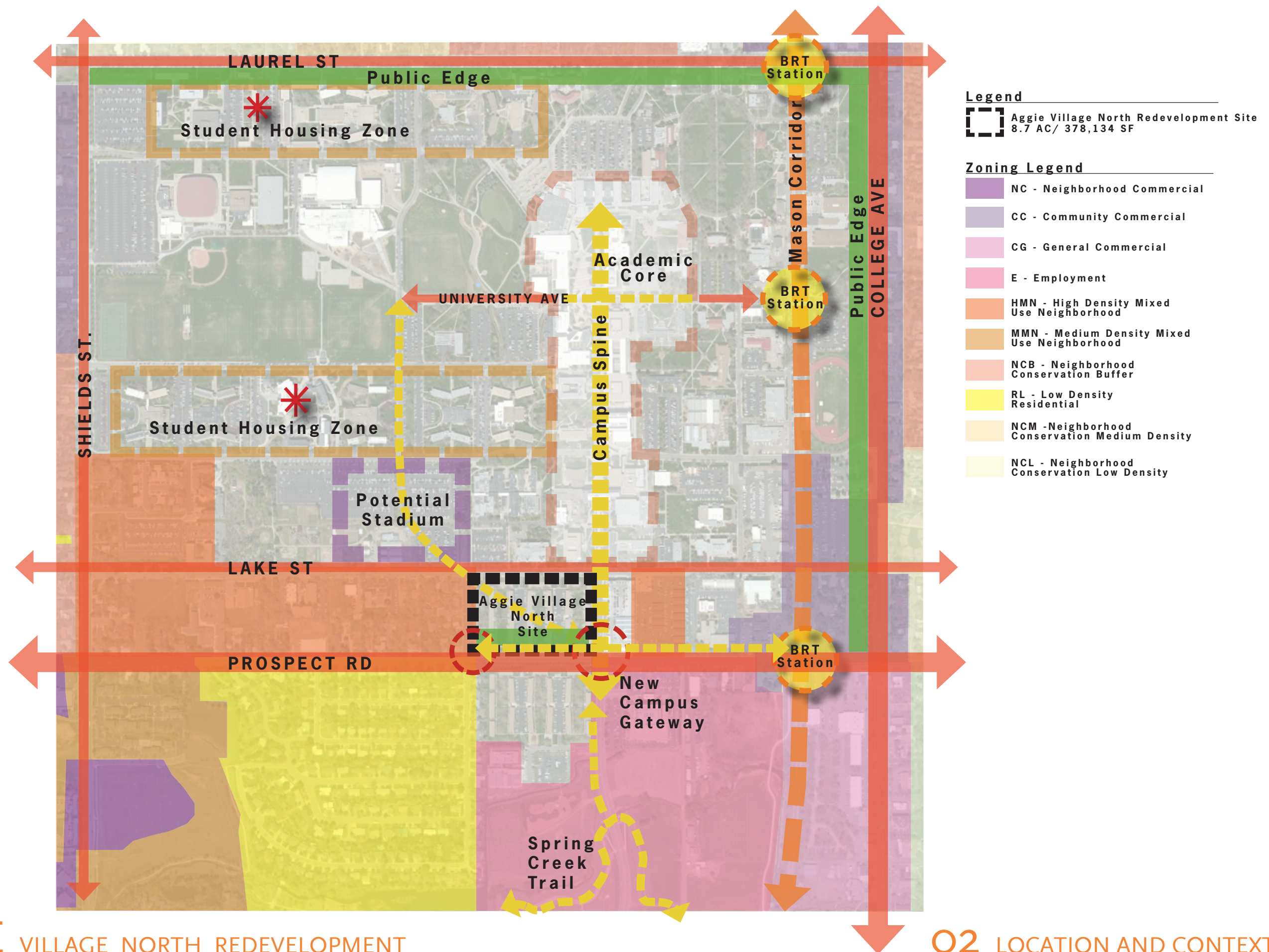
Pervious parking could be achieved by installing permeable pavers and an underdrain system. Further coordination between the CSU landscape architect and project architect is necessary to determine fine grading and use of surrounding and proposed stormwater infrastructure.

Coordination with CSU will need to occur to determine the appropriate erosion control measures to be in place during construction. Further coordination will most likely be required to determine allowable street capacities for stormwater conveyance off site.

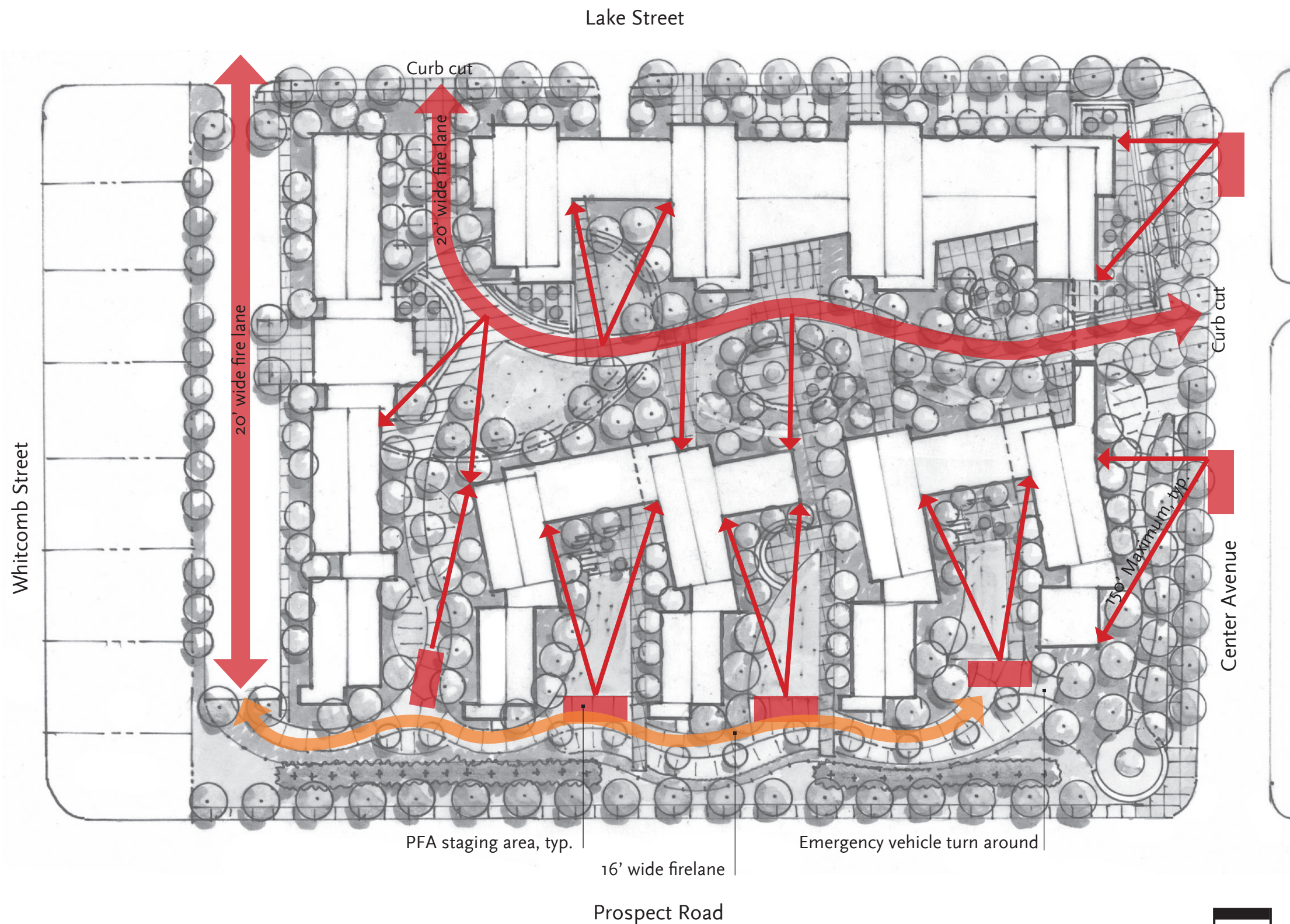
### Project Summary

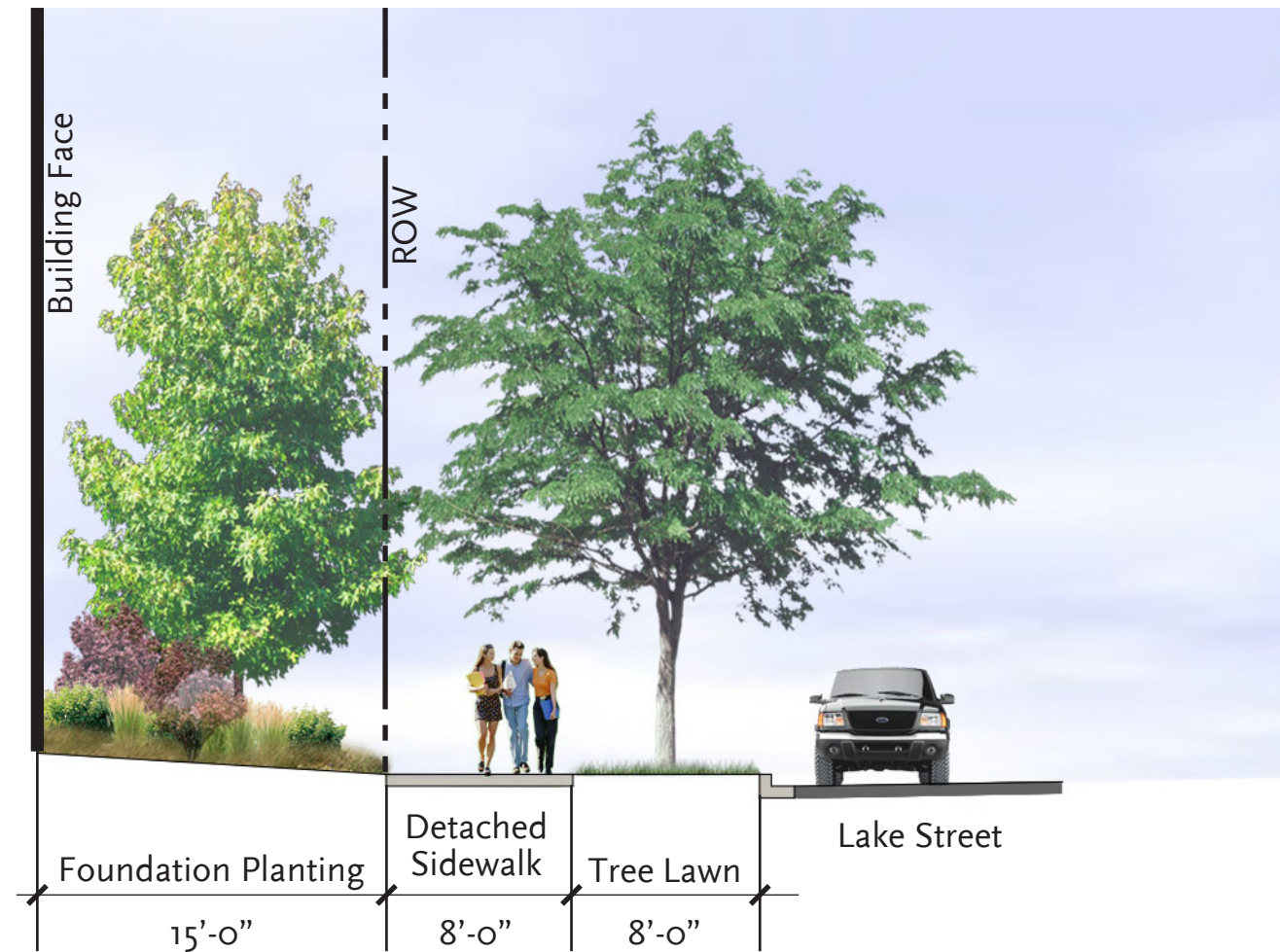
- 500 W Prospect Road (Near the Academic Center of campus)
- Student housing project (408,000 gross SF)
- 1,000 bed capacity
- 250 On-site parking stalls:
  - +/- 70 Surface parking stalls
  - +/- 60 Garden level parking stalls
  - +/- 120 Below grade parking stalls
- Existing drainage pattern to remain with potential LID strategies integrated



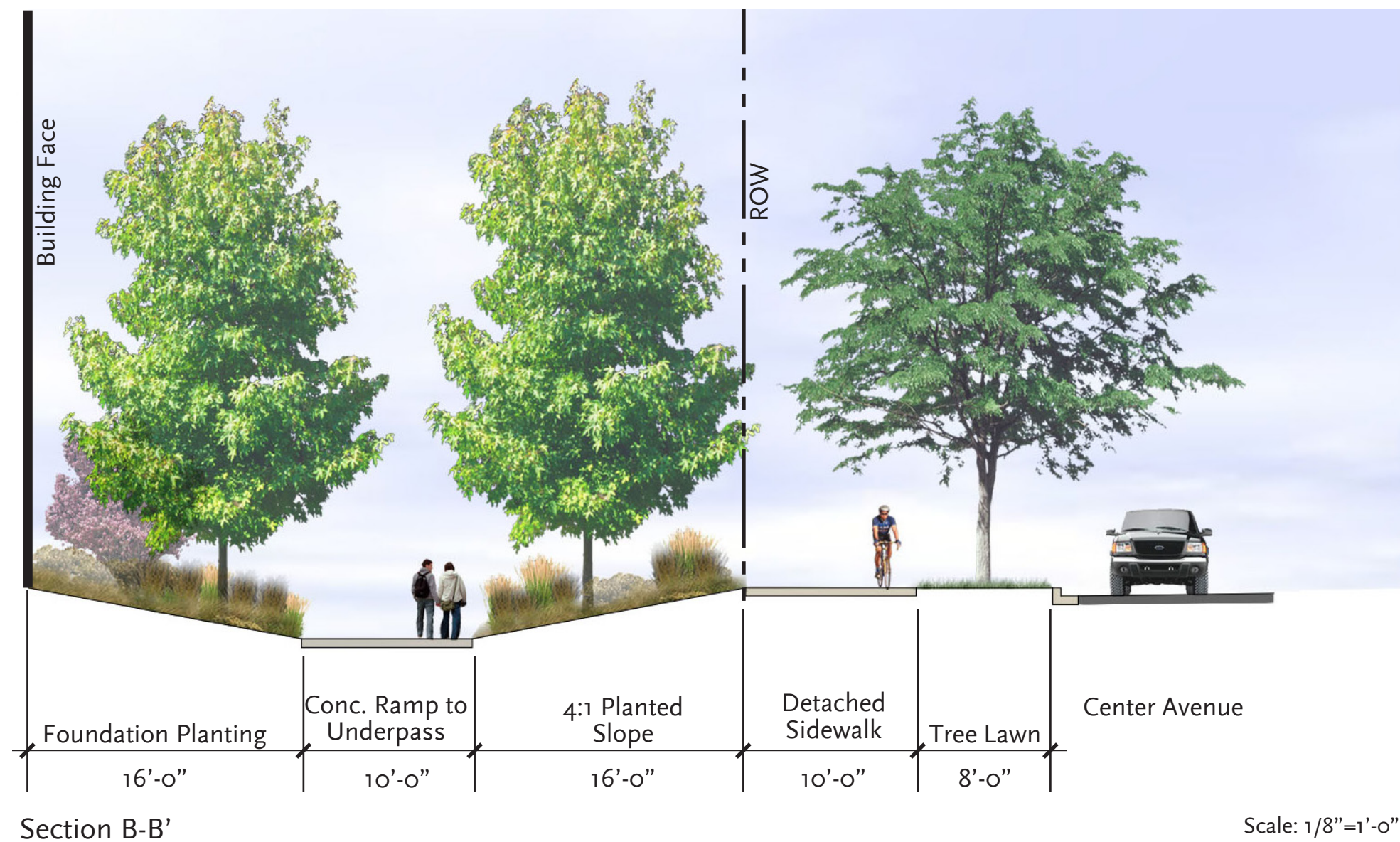


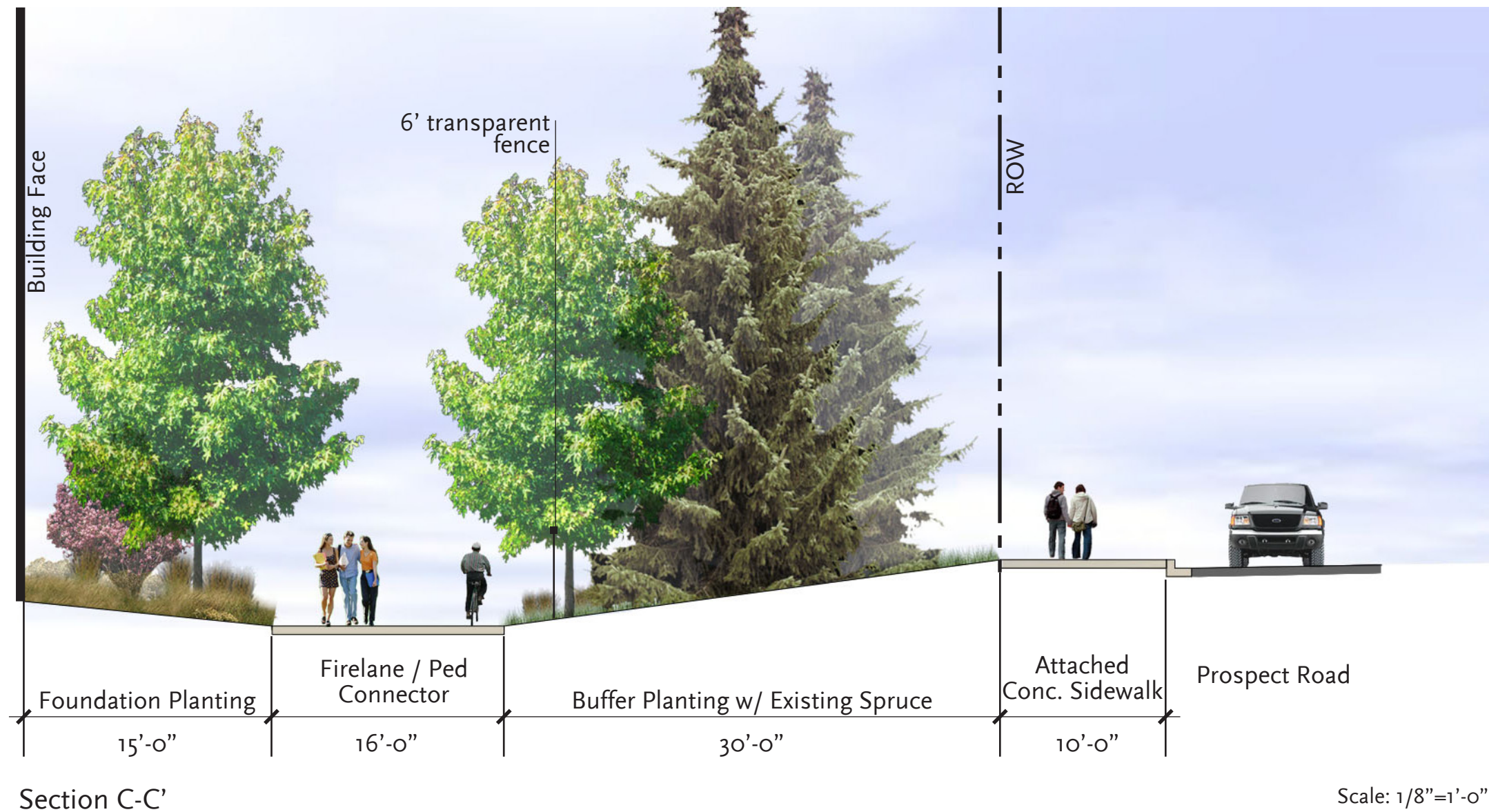


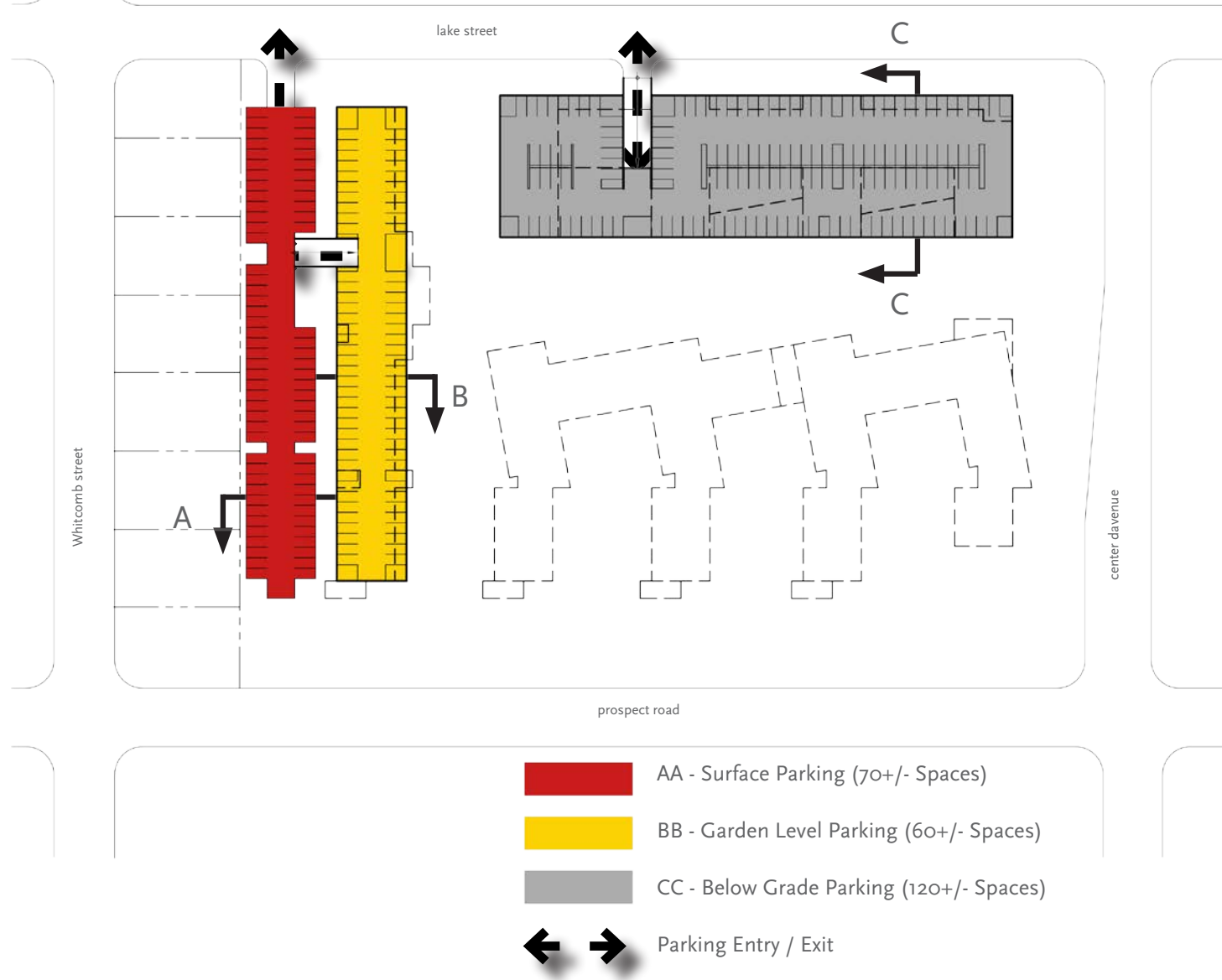




Section A-A'







### Onsite Parking Ratios:

Total Beds: 1000

Total Units: 480 apartments

Parking Ratios: 0.25 stalls/resident or 0.52 stalls/unit

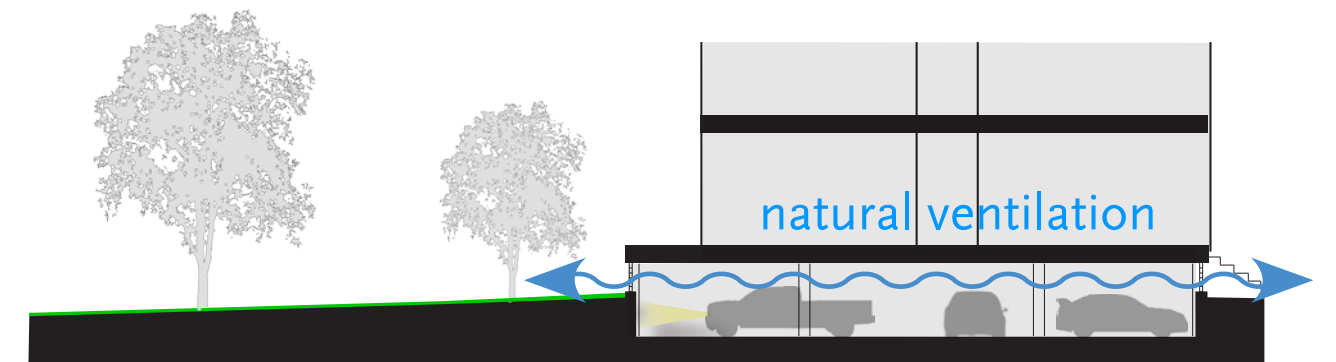
Total Bike Parking = 800 spaces

Total Onsite Parking = 250 stalls

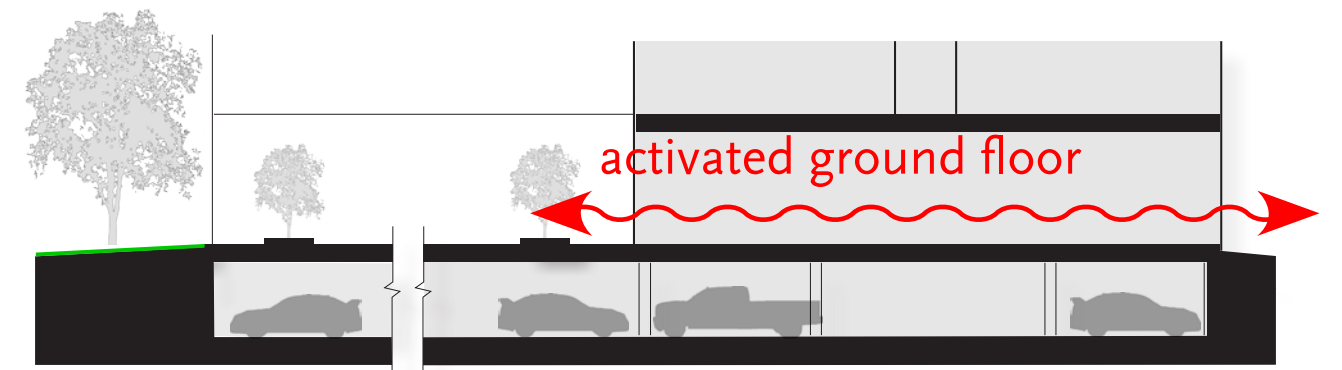
(combination of surface, garden level and below grade)



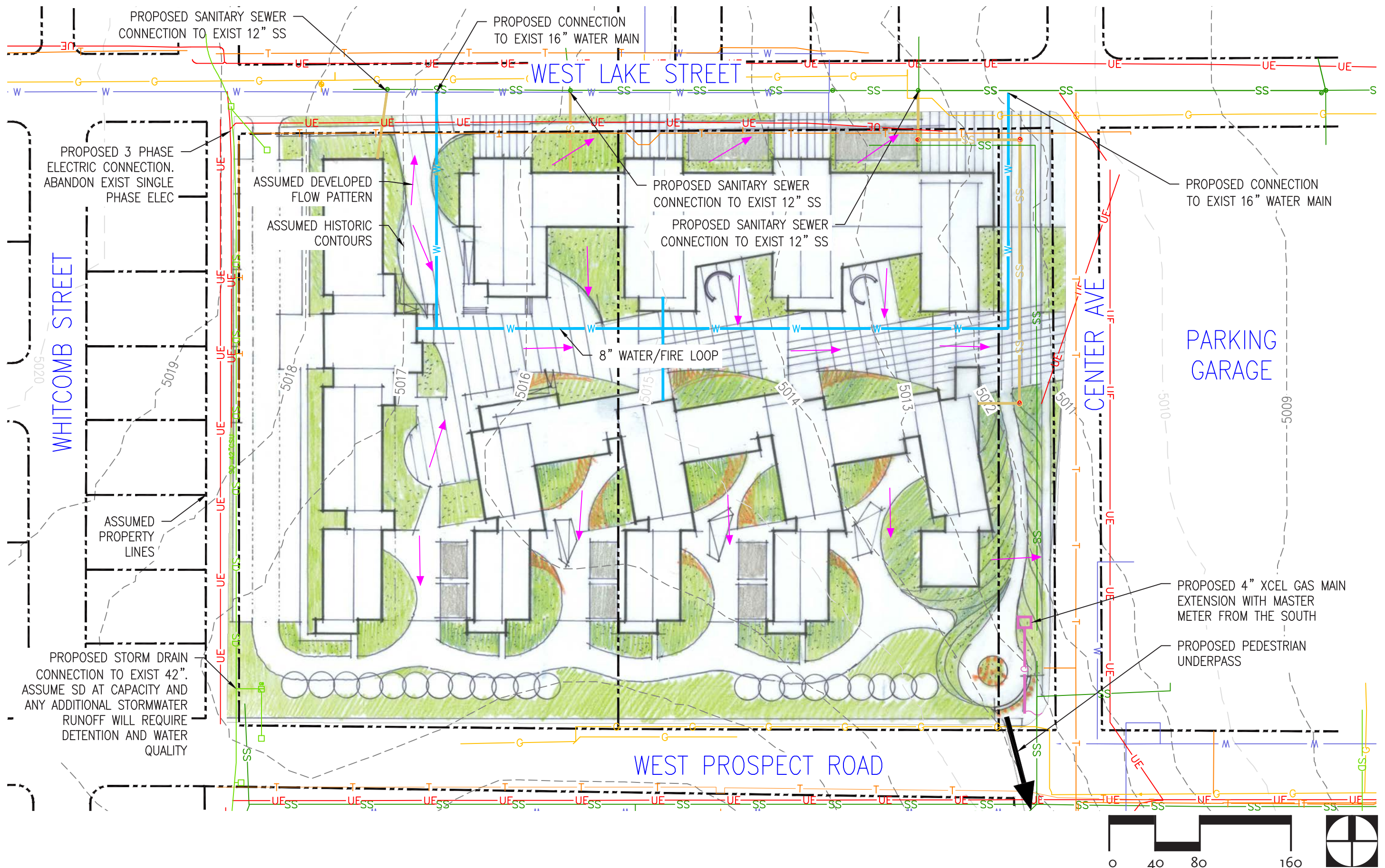
AA Typical Surface Parking

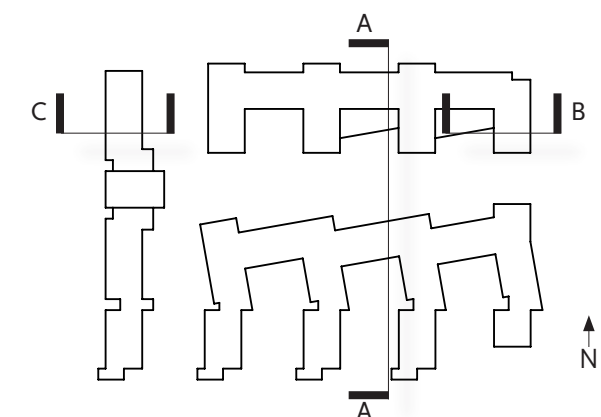
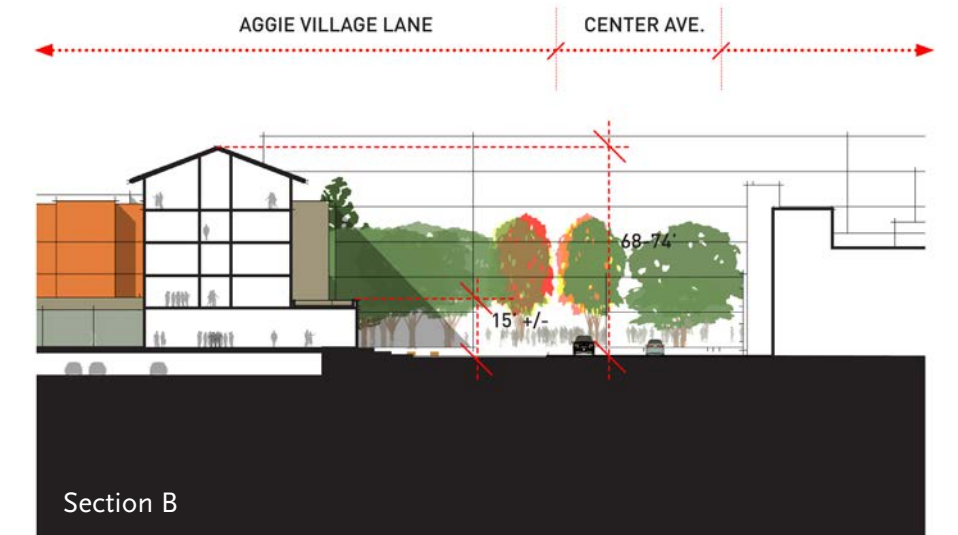
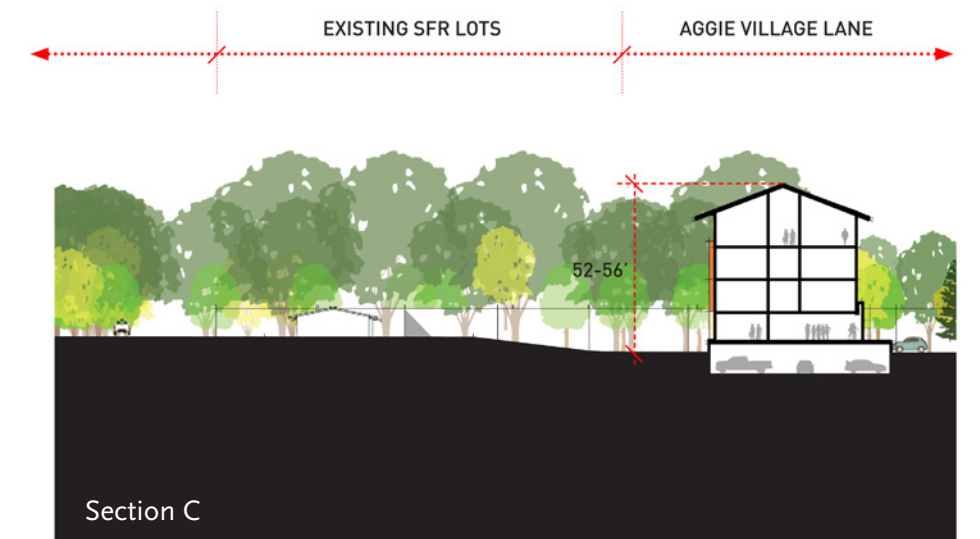


BB Typical "Garden Level" Podium Parking Under West Building



CC Typical Below Grade Structured Parking Along Lake Street





XXX

# AGGIE VILLAGE NORTH REDEVELOPMENT

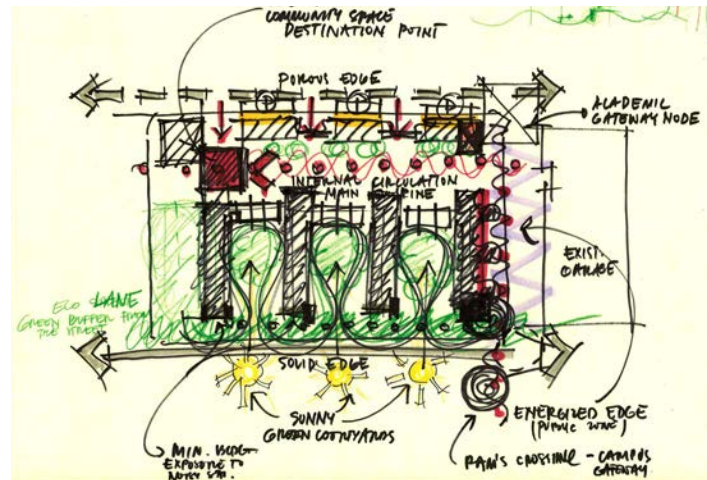
17 October 2013

## 10 CONCEPTUAL BUILDING HEIGHT AND MASSING



4240

# “COMMUNITY ZIPPER”



Looking Northwest From Prospect Road into Residential Courtyards

contained  
Embracing Community  
clear separation  
between  
public and private  
internalized  
energy  
split residential  
DIVERSITY  
experience  
leverage site slope to create  
and parking opportunities  
spacial interest



Gateway Bridge Looking Into Community Zipper



Entering Project Site From Core Campus Along Center Drive



**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](http://fcgov.com)

November 07, 2013

Fred Haberecht  
Facilities Management, Colorado State University  
Facilities Services Center North  
Fort Collins, CO 80523-6030

**Re:** Aggie Village North Redevelopment

**Description of project:** This is a request to redevelop the existing Aggie Village North site located on CSU-owned land at approximately 500 West Prospect Road (Parcel #s 97144-08-033, 97144-08-912 & 97144-15-901). Existing structures would be deconstructed and redeveloped with new student apartment housing, flex spaces, retail space and pedestrian amenities. The project is subject to the Site Plan Advisory Review (SPAR) process which goes before the Planning & Zoning Board.

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 Cameron Gloss at 970-224-6174 or [cgloss@fcgov.com](mailto:cgloss@fcgov.com).

**Comment Summary:**

**Department:** Zoning

**Contact:** Peter Barnes, 970-416-2355, [pbarnes@fcgov.com](mailto:pbarnes@fcgov.com)

1. The property is not zoned. Therefore no Article 4 standards apply.
2. Staff would recommend adding landscape islands with trees such that each area of 15 parking spaces in a row has an intervening landscape island. We also recommend the installation of a 6 foot-tall solid fence along the west lot line adjacent to the parking area.
3. The staff would urge the applicant to provide handicap parking spaces equal to the number specified in Sec. 3.2.2(K) of the LUC.

**Department:** Water-Wastewater Engineering

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. Existing water mains and sanitary sewers in this area include a 16-inch water main and a 10-inch sewer in Lake, an 8-inch water main in Prospect and an 8-inch water main in Center that extends approximately 150 feet north of Prospect.
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. Development fees and water rights will be due at building permit. Credit will be given for the existing service to the site.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

1. 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.
2. 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](mailto:jschlam@fcgov.com).
3. Also when a site is completely redeveloped (scraped) the standard requirement is to provide onsite detention with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996)
6. The outfall for the site is a private storm drain line that crosses Prospect and discharges into Spring Creek.
7. 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: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

## 1. 2012 IFC CODE ADOPTION

Be advised, the Poudre Fire Authority and the City of Fort Collins are currently in the process of reviewing the 2012 International Fire Code in preparation for its adoption in 2014. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

## 2. WATER SUPPLY

06IFC 508.1 and Appendix B: Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Commercial hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

## 3. FIRE LANES

06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

### FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width\* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

## 4. \*STRUCTURES EXCEEDING 30' (OR) THREE OR MORE STORIES IN HEIGHT

06IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

Per your discussions with Fire Marshal, Bob Poncelow, the 30' fire lane width requirement for buildings exceeding 30' in height may be reduced to 26' within the site. Placement of this fire lane no closer than 15' to the building and no farther than 30' remains unchanged.

## 5. ROOF ACCESS

06IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

## 6. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

06IFC 903.2.7: An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. Exceptions: Detached one and two-family dwellings and multiple single-family dwellings (townhomes) not more than three stories above grade plane in height with a separate means of egress.

**7. GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS**

06IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups. Exception: Enclosed parking garages located beneath Group R3 occupancies.

**8. BALCONIES AND DECKS**

06IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

**9. 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, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approve fire pump may be required to achieve this minimum pressure.

**10. FDC**

06IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

**11. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM**

Poudre Fire Authority Bureau Admin Policy #07-01: New buildings 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.

**12. 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 on a contrasting background. The addressing plan is to be reviewed and approved by LETA and the PFA at or before building permit.

**13. KEY BOXES REQUIRED**

06IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

**14. COMMERCIAL KITCHEN HOODS**

06IFC 609.2: A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

**15. STUDENT PARKING**

While the PFA does not control the amount of parking spaces to be provided, we ask the applicant to seriously consider the consequences of providing for only a 25% parking stall to resident ratio. PFA is

currently attempting to mitigate overflow parking concerns at other sites. Overflow parking often results in the blockage of critical emergency access while also creating an ongoing burden for enforcement officials.

**Department: Environmental Planning**

**Contact:** Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)

1. Staff requests that the applicant survey existing trees, delineating all significant trees which are defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and possible ways to mitigate impacts to significant trees.
2. The applicant is strongly urged to use native plants and grasses within the landscape as much as possible.

**Department: Engineering Development Review**

**Contact:** Tyler Siegmund, 970-221-6501, [tsiegmund@fcgov.com](mailto:tsiegmund@fcgov.com)

1. 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.
2. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting for the traffic study that is associated with this project. In addition, please contact Transportation Planning for their requirements as well.
3. 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>
4. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
5. Utility plans will be needed for any work in the right-of-way or utility connections into city mains.
6. A Development Construction Permit (DCP) will need to be obtained prior to starting any work within the right-of-way or on City facilities.
7. To meet current street design standards, 21feet of additional right-of-way will need to be dedicated along Prospect Rd. This should be taken into account when designing the underpass and plaza area at the northwest corner of Prospect and Center Ave. The underpass and plaza area should be designed in a way that when Prospect Rd is widened to its ultimate width that it is set back far enough to minimize conflicts with the widening of Prospect Rd.
8. The proposed Prospect road section identifies a 10ft attached sidewalk. Our current minimum street standards for Prospect Road (classified as a 4 lane Arterial Street) will require a detached 6ft wide sidewalk and a 10ft wide landscaped parkway with street trees. The proposed 16ft pedestrian connector that runs along Prospect can serve as the detached sidewalk requirement but will need to connections to the existing public sidewalk at the east and west property boundaries

9. Is the underpass to be built as part of this project?
10. There is currently a shift in the curb line along Center Ave widening for the right turn lane at Prospect. Will the remainder of Center Ave be redesigned and widened to match the existing width at the right turn lane? Additional right of way is needed along Center Ave so that the existing turning lane and the new detached sidewalk are in right-of-way.

### **Current Planning**

**Contact:** Cameron Gloss, 970-224-6174, [cgloss@fcgov.com](mailto:cgloss@fcgov.com)

1. The submitted development plan will be processed as a Site Plan Advisory Review (SPAR) consistent with C.R.S. 31-23-209 and subject to review by the Planning and Zoning Board which will evaluate the location, character, and extent of the submittal. A Planning and Zoning Board hearing has tentatively been scheduled for January 9, 2014.
2. In order to evaluate potential parking impacts, additional parking demand information is being requested of the applicant. Staff requests documentation demonstrating the demand for existing parking at Aggie Village, and projected parking demand of the proposed project, based upon a summary of the residential population demographics, i.e.-international students, married students, graduate/postdoc/scholar community and unaffiliated undergraduate students, and their respective household sizes, vehicle ownership and use.
3. Staff recommends that a field visit be conducted with the applicant and the City's Planning, Transportation and Engineering Departments to evaluate on-site conditions relative to the public right-of-way, sidewalks, circulation and existing landscaping.

### **Traffic Operations**

**Contact:** Ward Stanford, 970-221-6820, [wardstanford@fcgov.com](mailto:wardstanford@fcgov.com)

2. The City Traffic Operations department requests a traffic study for the redevelopment. It should include peds and bicyclists in the surrounding intersections LOS analysis. It should also include review of the area intersections need for auxilliary lanes. Please contact Ward Stanford at 970-221-6820 to schedule a scoping session.