

Conceptual Review Agenda

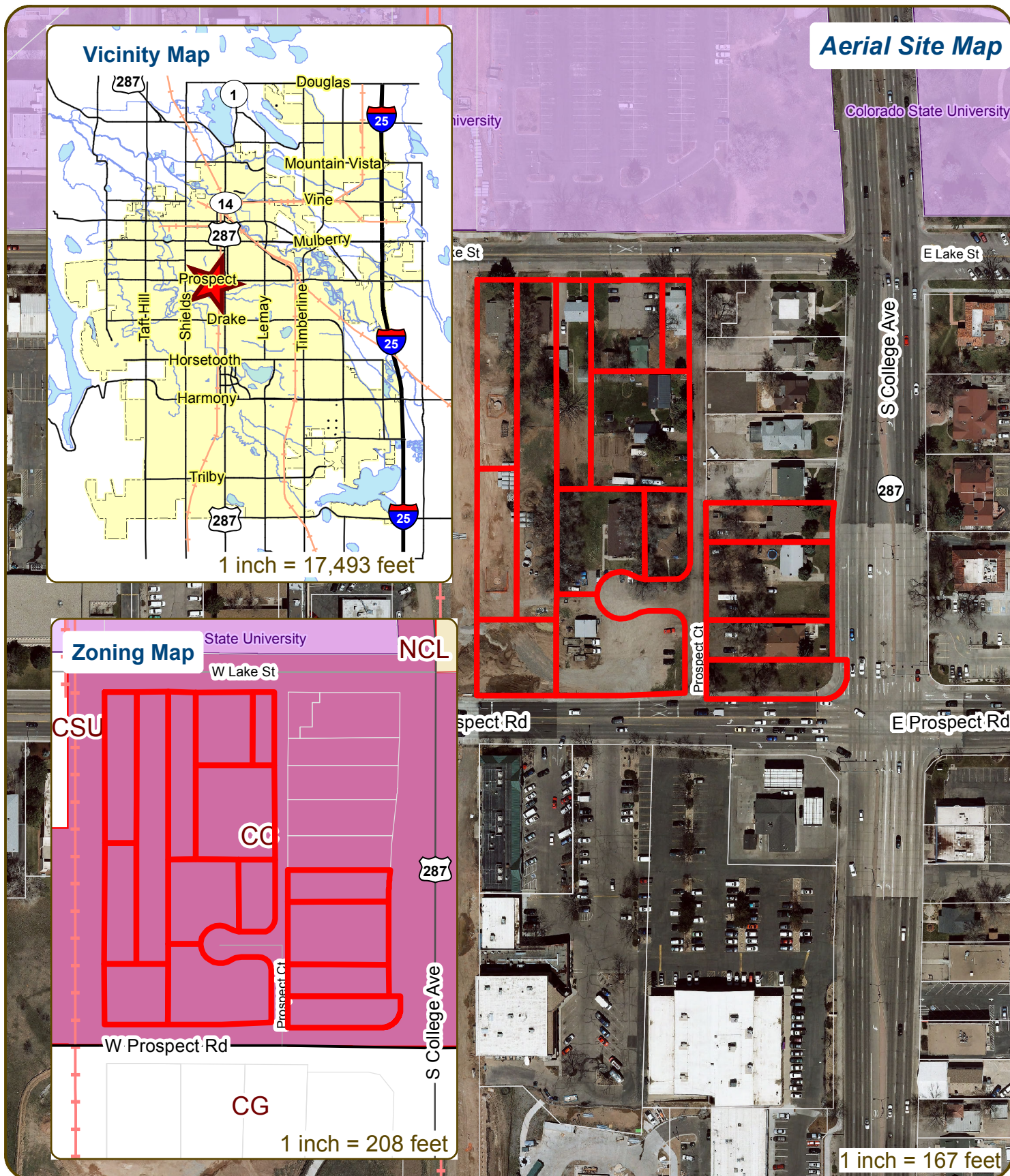
Schedule for 02/09/15 to 02/09/15

281 Conference Room A

Monday, February 9, 2015

Time	Project Name	Applicant Info	Project Description	Planner
10:15	CSU Medical Center CDR150008	Fred Haberecht 970491.0162 fred.haberecht@colostate.edu	This is a request to construct a new facility for the CSU Medical Center at Prospect and College. The new medical center will be four stories and provide 155 parking spaces on-site. In conjunction with the medical center, CSU will also build a parking structure on the adjacent property to the north that will provide 684 parking space. The parcels are located in the Community Commercial (CC) zone district. This proposal will be subject to Administrative (Type I) review.	Jason Holland
11:00	Centerpoint Plaza CDR150002	Patricia Parish (719) 660-3604 pparish@rmg-engineers.com	This is a request to approve an previously expired PDP for Centerpoint Plaza (parcel #'s 8720239001 and 8720239002). The previously approved plan allowed for a 2.5 story building that could accomodate any Type I use except for residential in the Employment (E) zone district at the time of approval in 2009. The site is located in the Employment (E) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey

CSU Medical Center



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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) _____

FRED HABERECHT - CSU FACILITIES

Business Name (if applicable) _____

Your Mailing Address **6030 CAMPUS DELIVERY | FT COLLINS 80523**

Phone Number **491 0162** **Email Address** **FRED.HABERECHT@COLSTATE.EDU**

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

CORNER OF COLLEGE AVE. & WEST PROSPECT RD.

Description of Proposal (attach additional sheets if necessary) _____

REDEVELOPMENT OF MIXED USE SITE

Proposed Use **MEDICAL CENTER** **Existing Use** **MIXED**

Total Building Square Footage **± 100,000** **S.F. Number of Stories** **4** **Lot Dimensions** _____

Age of any Existing Structures **VARIES**

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 **UNKNOWN** **S.F.**

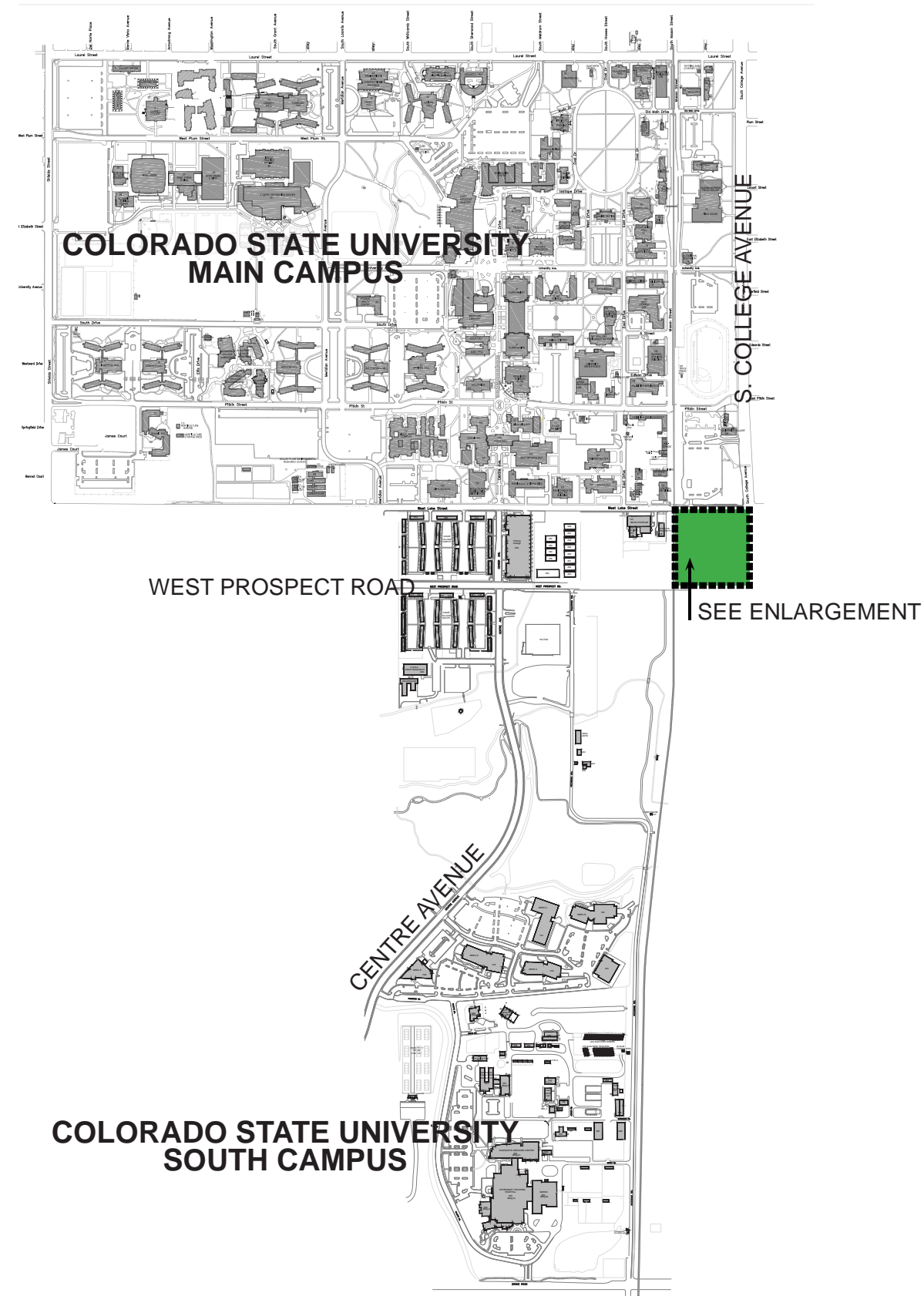
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



CONCEPTUAL REVIEW CSU MEDICAL CENTER

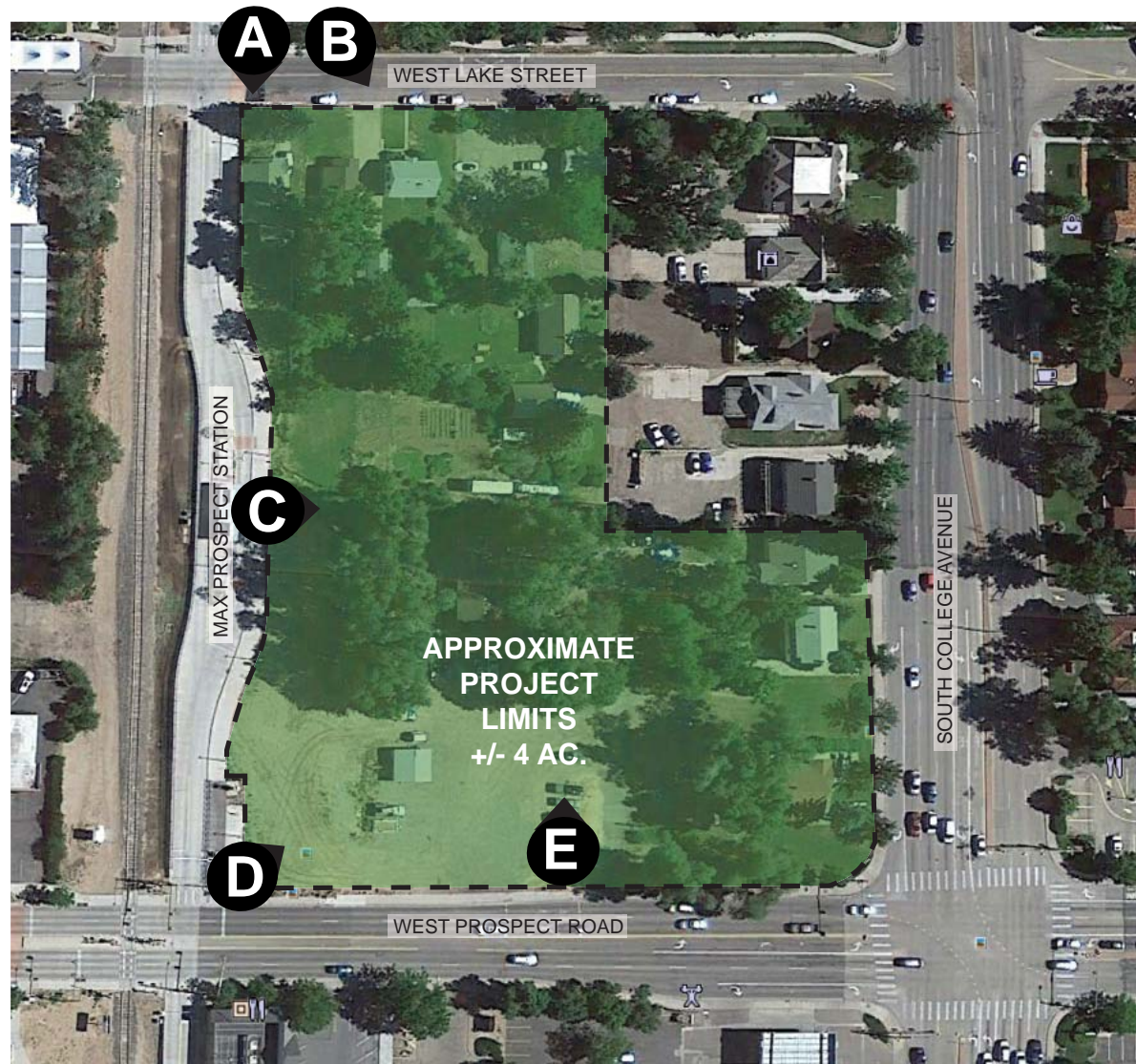


CAMPUS CONTEXT MAP

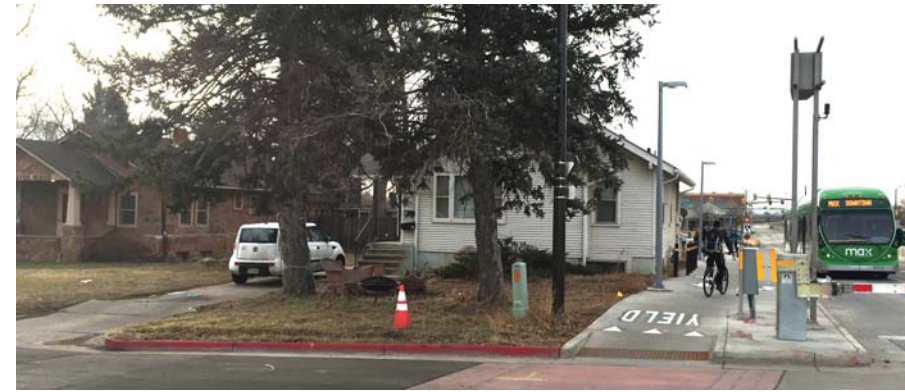


ENLARGED VICINITY MAP

CSU MEDICAL CENTER VICINITY MAP



EXISTING CONDITIONS



A



B



C



E



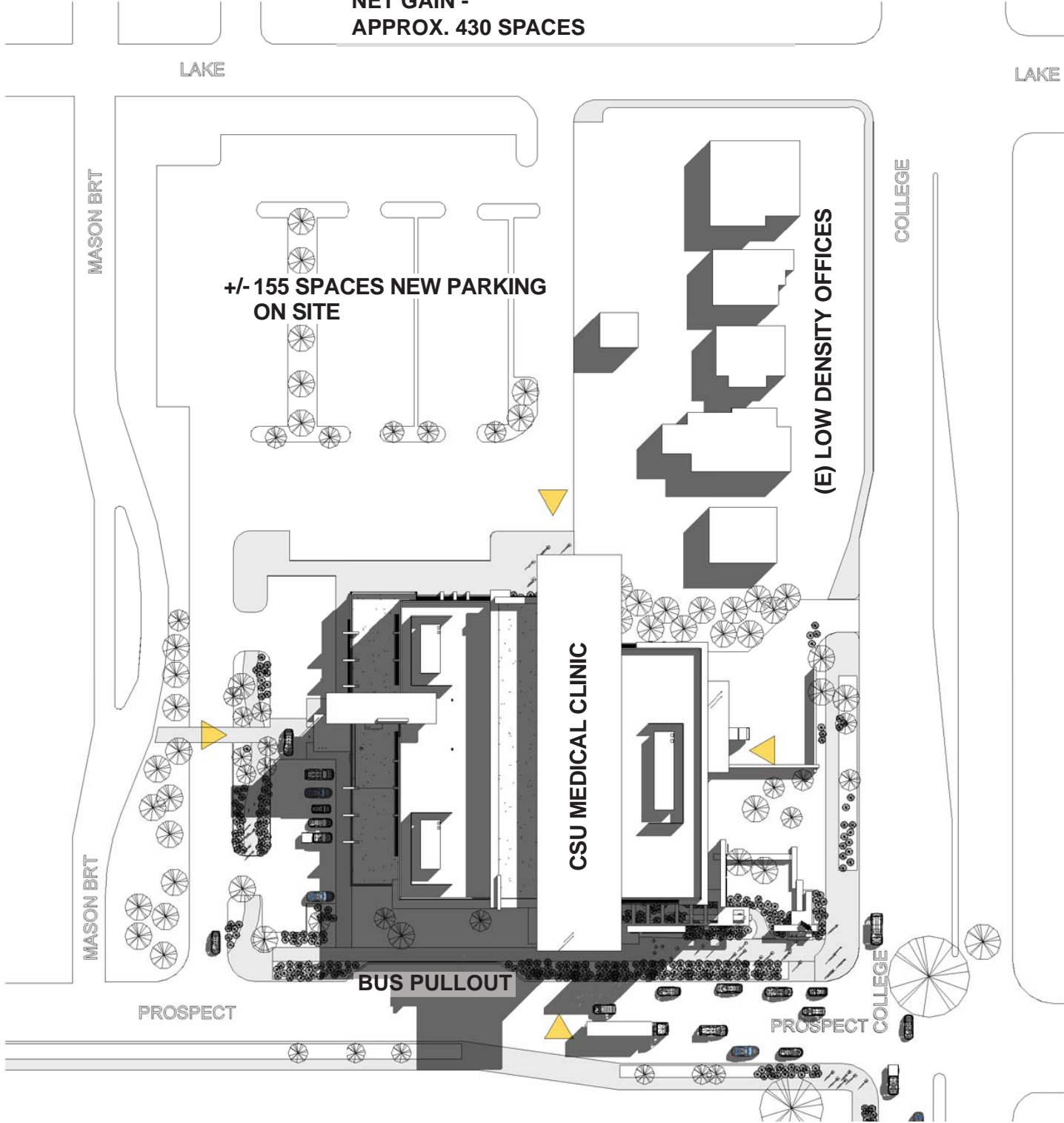
D

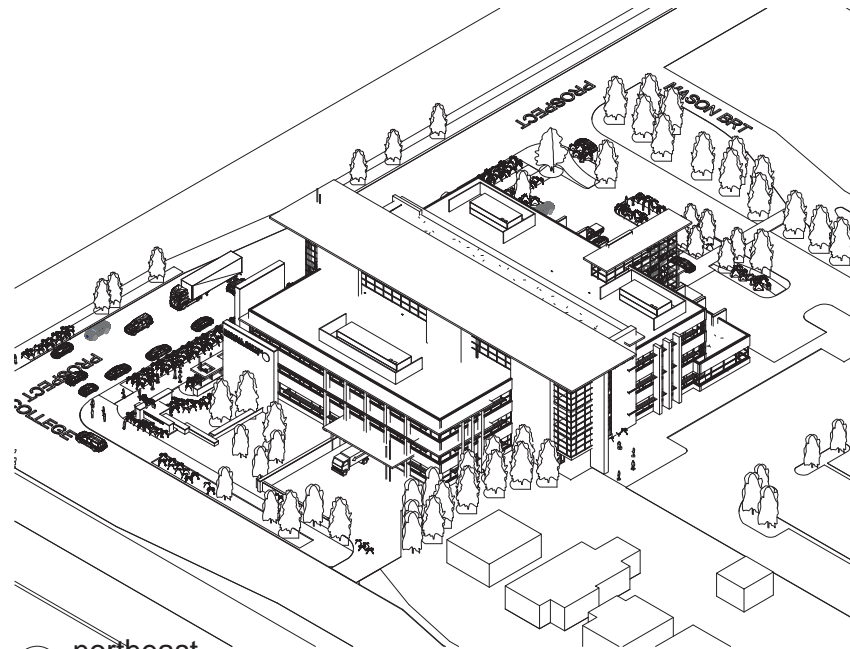
CSU MEDICAL CENTER EXISTING CONDITIONS/ SITE PHOTOS

PROPOSED PARKING STRUCTURE -
APPROX. 684 SPACES

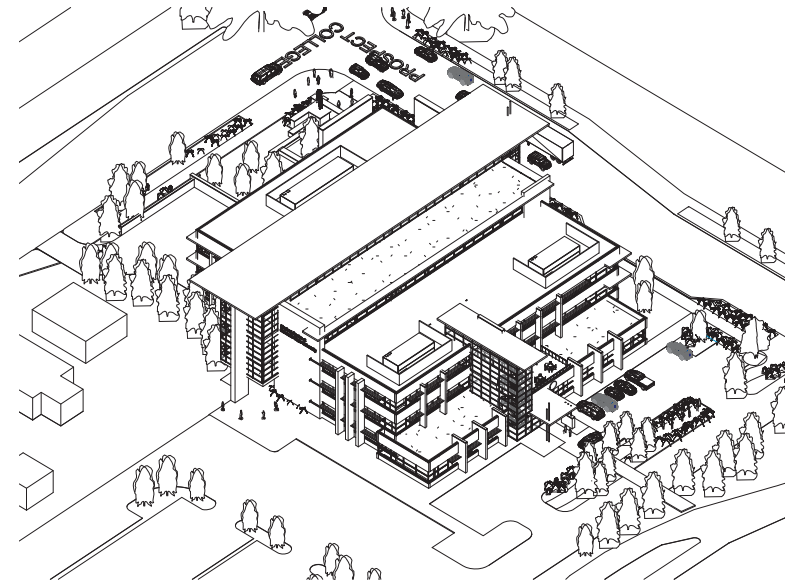
REMAINING SURFACE LOT -
APPROX. 300 SPACES

NET GAIN -
APPROX. 430 SPACES

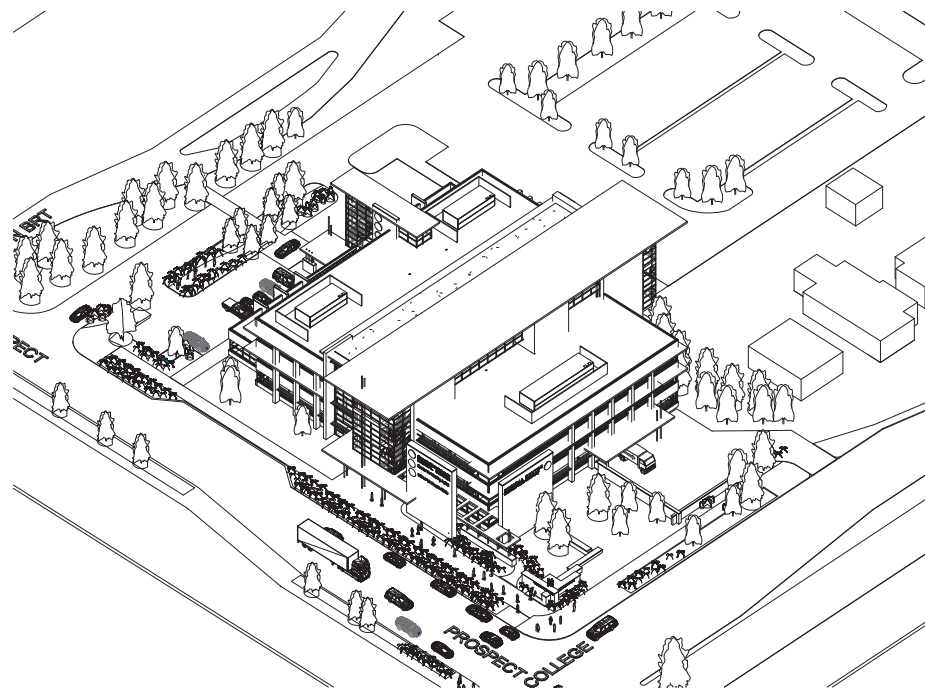




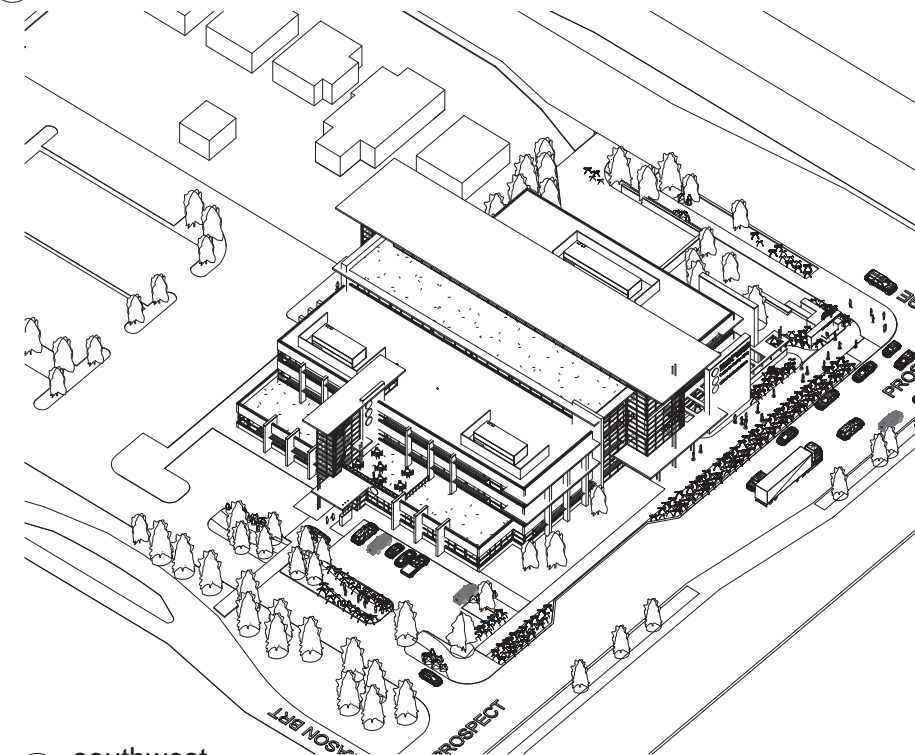
① northeast



② northwest



③ southeast



④ southwest

CSU MEDICAL CENTER PROPOSED AERIAL VIEWS



WEST ELEVATION



SOUTHEAST ELEVATION

CSU MEDICAL CENTER EXTERIOR RENDERINGS



March 09, 2015

Fred Haberecht
Colorado State University Facilities
6030 Campus Delivery
Fort Collins, CO 80523

Re: CSU Medical Center

Description of project: This is a request to construct a new facility for the CSU Medical Center at Prospect and College. The new medical center will be four stories and provide 155 parking spaces on-site. In conjunction with the medical center, CSU will also build a parking structure on the adjacent property to the north that will provide 684 parking space. The parcels are located in the Community Commercial (CC) 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, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

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

1. The property is located in the Transportation Overlay District (TOD) meaning there are both max. and min. parking requirements. As a medical clinic the maximum number of on-site parking spaces provided for the clinic will be 4.5 spaces per 1,000 square feet of clinic's full floor area. However, the minimum number of spaces required is 2.25 spaces per 1,000 s.f. of floor area. The parking meet all provisions of LUC 3.2.2(K).
2. In addition to vehicle parking a minimum number of bicycle parking spaces is required. For a medical clinic one bicycle space is required for every 4,000 square feet of floor area at a ratio of 20% enclosed bicycle spaces and 80% outside bicycle "rack" spaces. (LUC 3.2.2[C]).
3. Further information revealed that the vehicle entry point off College is not an ambulance entrance but rather a patient drop off site. Again, there can be no parking or driveways between the building and the street ROW per LUC 3.5.3(C)(2). Consider redesign of the building for the patient drop-off vehicle access and driveway fully to the north of the building possibly exiting into the parking lot n-w of the building.
4. A special height review with shadow analysis is required if the building is taller than 40' as per LUC 3.5.1(G)(1)(a).

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the area include an 8" main in the alley behind the 1400 block of College, an 8" main in Prospect, and a 12" main on the east side of College. Sanitary sewers in this area include an 8" main in the alley behind the 1400 block of College, a 15" main along the east side of the BRT guideway, an 8" main in Lake Street, and a 12" main in Prospect.
2. A portion of the proposed building is shown over the top of existing water and sewer mains in the alley behind the 1400 block of College. These mains will need to be relocated or abandoned if the current building configuration is pursued. This may require substantial sewer main reconstruction in order to get the existing sewer system to drain to the main in Prospect Road.
3. Additional sanitary sewer modeling will need to be completed in order to determine the impacts of the new development on the City sanitary sewer system. Upsizing of downstream mains may be required in order to provide adequate capacity and, if needed, will need to be completed by the development at the developer's cost.
4. There are numerous water and sewer services serving this site. These services will either need to be used or abandoned at the main unless the mains in this area are reconfigured to allow for removal or abandonment of the mains under the new building.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. This project will generate as many as 3,000 daily trips, and as such a TIS is needed to identify the traffic impacts. Please contact me to scope the study. The study should include Prospect, College and Lake.
2. The access to Prospect Road may well need to be a right-in, right out access. In fact that whole stretch of Prospect (Mason to College) should have access control to limit turns (a median). The TIS will need to determine whether a westbound right turn lane is warranted.
3. The proposed access onto College will be a right in, right out (there is an existing median), but it is currently shown in the right turn lane for Prospect. This access should be moved as far north as possible to limit overlap with the Prospect turn lane. A State Highway Access Permit will be needed from CDOT for this access.
4. The existing ROW along Prospect is very limited. Substantial improvements are needed at Prospect and College (westbound double lefts). The site plan should be refined to plan on the dedication of ROW along the Prospect frontage.
- 4.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. 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.

2. 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.
3. If there is an increase in imperviousness greater than 1000 square feet 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. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
4. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required 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. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.
5. This site is planned to drain to the Mason Street Outfall pipe constructed with the BRT guideway. The design for the MSO pipe allows for 30 cfs from this site in the 100-year storm. Any additional runoff generated by this development must be mitigated before connection into the MSO. The development will be responsible for making connection into the MSO as it does not appear a pipe was stubbed into this parcel.
6. 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. The existing downstream water quality pond at the end of the MSO was constructed to provide water quality for this site. The available water quality in the pond for this site is 0.25 acre-feet. Any additional water quality requirements from this site must be mitigated.
7. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. 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. For more information please refer to the City's website where additional information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

8. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 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>

nt-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.

9. 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: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

1. This project appears to contain buildings and/or structures 50 or more years old. Demolition or exterior changes to these buildings would need to be reviewed under the City's Demolition/Alteration Review Process, Municipal Code Section 14-72, to determine if they would qualify for recognition as a landmark. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under.
2. The Demolition/Alteration Review begins with current color photographs of each side of each building or structure, provided by the applicant. Sufficient photos should be taken to show the current condition of each building, as well as any previous alterations or additions. Digital photos are encouraged, and may be sent to jweinberg@fcgov.com or kmcwilliams@fcgov.com. Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at the Development Review Center, 1st Floor, 281 N. College Ave., attn. Josh Weinberg.
3. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.

Department: Fire Authority

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

1. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM
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. Poudre Fire Authority Bureau Admin Policy #07-01
2. ROOF ACCESS
IFC 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.
3. 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 approved fire pump may be required to achieve this minimum pressure.

4. AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

5. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant shall be available within 300' of the building and on the same side of the arterial street. The current utility infrastructure does not appear to meet code requirements and a hydrant will be needed. Code language provided below:

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: 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.

6. FIRE LANES

Fire lanes shall be provided to within 150' of all portions of the building. Fire access is not measured from arterial roads. In addition, a 30' wide fire lane is required for buildings exceeding 30' in height. The current site plan shows the building to be approximately 400' out of access, nor is it available to aerial apparatus.

As such, the building and site design creates a condition similar in nature to conditions found in a high rise building and would have to be treated in a similar fashion. Additional internal measures would need to be incorporated into the building's design in order to compensate for the out of access condition. Further discussion on this topic will be needed.

Code language is provided below:

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

> IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

> IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

> IFC D105.3: 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. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

7. HAZARDOUS MATERIALS

A HMIA (Hazardous Materials Impact Analysis) shall be submitted to the Poudre Fire Authority for approval by time of building permit.

8. BUILDING IDENTIFICATION & LABELING

As this is a high profile building at the corner of two major arterial roads, special attention should be given as to how this building is "labeled" for the community in order to prevent misinterpreting the building as a hospital or outpatient facility. Care should be taken to reduce the possibility of the public arriving at this facility with the expectation that emergency aid is available. The building would be particularly susceptible to misinterpretation given that it will be labeled with University of Colorado Health and PVH signage as well as indicators of an ambulance arrival area.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@fcgov.com

1. 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.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site 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 any mitigation requirements that could result from the proposed development.
3. If tree removal is to occur, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@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 (if applicable). 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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
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. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Additional right-of-way is needed along College Ave to accommodate the standard parkway and detached sidewalk. Additional right-of-way is needed along Prospect to accommodate the bus pull out, bike lanes along the frontage, detached sidewalk and the second left turn lane (w-bound to n-bound) that is needed. To know what amount of ROW is needed a conceptual design layout that includes the double left turn lane, bike lanes, median, and sidewalk is needed.
7. A left in off of Prospect is not going to work. As such a median in Prospect is needed to control this access.
8. Prospect Court and the alley/street running through the property is City owned right-of-way. This proposal looks like a request for the vacation of this right-of-way would be needed. Information on the cost and process for this can be found at:
<http://www.fcgov.com/engineering/devrev.php>
The vacation request is routed to relevant City departments, public agencies, affected property owners, and if the recommendation is to vacate the right-of-way City Council is the body that will need to approve the vacation by Ordinance.
9. Utility plans will be required to be submitted and approved by the City. May enter into a Development Agreement.
10. The project will be responsible for updating and improving the adjacent frontages and providing improvements as needed and required to accommodate the project and meet standards for the roadways.
11. This site is adjacent to CDOT roadway and all access to College is subject to CDOT review and approval. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT for closure of any access points and the proposed new access point. The conceptual plan was routed to CDOT and their initial comment is that maybe a right-in/right-out on the property furthest to the north, on the north property line would be allowed.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on public utilities or within public rights-of-ways or public easements.
13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Department: Electric Engineering

Contact: Luke Unruh, 9704162724, lunruh@fcgov.com

1. There are existing facilities throughout the site providing power to existing buildings, including primary running through the alley
2. There is an existing duct bank running north/south along the west side of site
3. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
5. Development and capacity charges will apply at owners expense
6. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>

Planning Services

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. If all of the property required for this development proposal is owned by CSU, then the review process would be a Site Plan Advisory Review (SPAR). With the SPAR process, the application shall comply with the following criteria:
 - (1) The site location for the proposed use shall be consistent with the land use designation described by the City Structure Plan Map, which is an element of the City's Comprehensive Plan.
 - (2) The site development plan shall conform to architectural, landscape and other design standards and guidelines adopted by the applicant's governing body. Absent adopted design standards and guidelines, the design character of the site development plan shall be consistent with the stated purpose of the respective land use designation as set forth in the City's Comprehensive Plan.
 - (3) The site development plan shall identify the level of functional and visual impacts to public rights-of-way, facilities and abutting private land caused by the development, including, but not limited to, streets, sidewalks, utilities, lighting, screening and noise, and shall mitigate such impacts to the extent reasonably feasible.
2. Should the proposal be reviewed as a Project Development Plan, then the City's General Development Standards and District standards apply. Conceptual comments are included below:
3. Section 3.10 Transit Oriented Development (TOD) standards apply. The TOD standards require that, to the maximum extent feasible, off-street parking shall be located behind the building and not be allowed between the street and front side of the building. The intent of these standards is for parking and vehicular circulation to be subordinate to pedestrian circulation and plaza space.

Please consider alternative layouts west of the clinic to provide a stronger link from the front of the building to the BRT station. One approach to this would be pulling the west parking area further north and incorporating plaza space in the southwest corner with more open space transition along the west of the building. This concept would be in conjunction with eliminating the curb cut from Prospect, and alternatively having a looped front entrance that is accessed only from the parking area to the north. This approach could allow about half of the area west of the building to be dedicated to pick-up/drop off (with accessible parking and any required fire access), and the other half to the southwest to be plaza space that provides a stronger pedestrian link to the BRT. This would allow pedestrians to cross through the plaza space without crossing the vehicular drive aisles. This would also allow for additional landscape space along the western base of the building.

4. Land Use Code Division 3.2 -- including site planning, landscape, tree protection standards apply. The plan would need to incorporate shade trees and sufficient landscape transition space along all streets, building facades, interior parking areas, parking perimeter, sidewalks and access drives aisles.
5. We recommend compressing the parking aisles and stall dimensions to the minimum required for safe, convenient access so that additional landscaping and sidewalks can be accommodated. As an example, the parking drive aisle directly north of the clinic appears to be at least 60 feet wide.
6. Preliminary designs have been completed for the Prospect/College street section with the West Central Area Plan. More coordination is needed to integrate the medical center with these street designs. There appears to be additional right-of-way required along the Prospect frontage. There also may need to be more coordination for the location, or elimination, of the main vehicular access point from Prospect as well as accommodating sufficient pedestrian circulation around and through the site.

7. Please consider adjusting the design to accomodate ambulance and deliveries from the north instead of from College Avenue, and shifting portions of the building program east to the build-to-line along College.
8. 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.
9. 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.
10. 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>.
11. 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.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
13. 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.
14. 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 970-416-2341 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:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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.

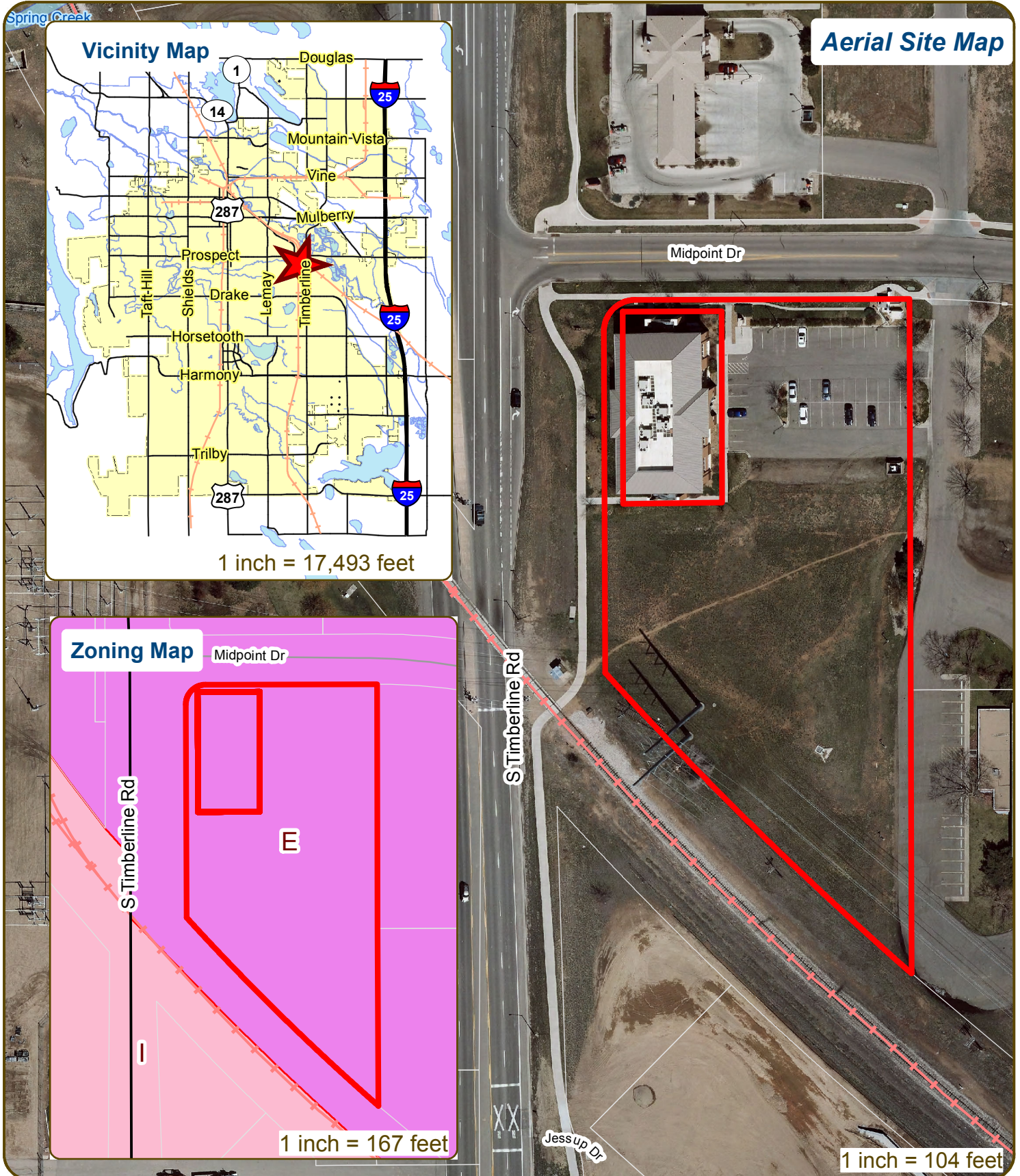
Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. 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
970-416-2341

Centerpoint Plaza



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.

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.) Patricia Parish,
RMG Land Planning Director representing LeAnne + Kevin Frazier, Riverbend

Business Name (if applicable) RMG - Rocky Mountain Group

Your Mailing Address 2910 Austin Bluffs Ste. 100, Colorado Springs, CO 80918

Phone Number 719-660-3604 **Email Address** p.parish@rmg-engineers.com

Site Address or Description (parcel # if no address) 2133 Midpoint Drive

Parcel #'s 8720239001 and 8720239002

Description of Proposal (attach additional sheets if necessary) Resubmit Project Dev. Plan
for Centerpoint Plaza First Replat due to expiration.

Proposed Use 2-Story Bldg. **Existing Use** Vacant Commercial Land

Total Building Square Footage 0 **S.F. Number of Stories** 0 **Lot Dimensions** 244 x 408 (2.07 acres)

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? ☐ 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 16,000 SF Bldg. 24,550 SF Pkg. + Drives **S.F.** 40,719 SF Total 45.2%

(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?

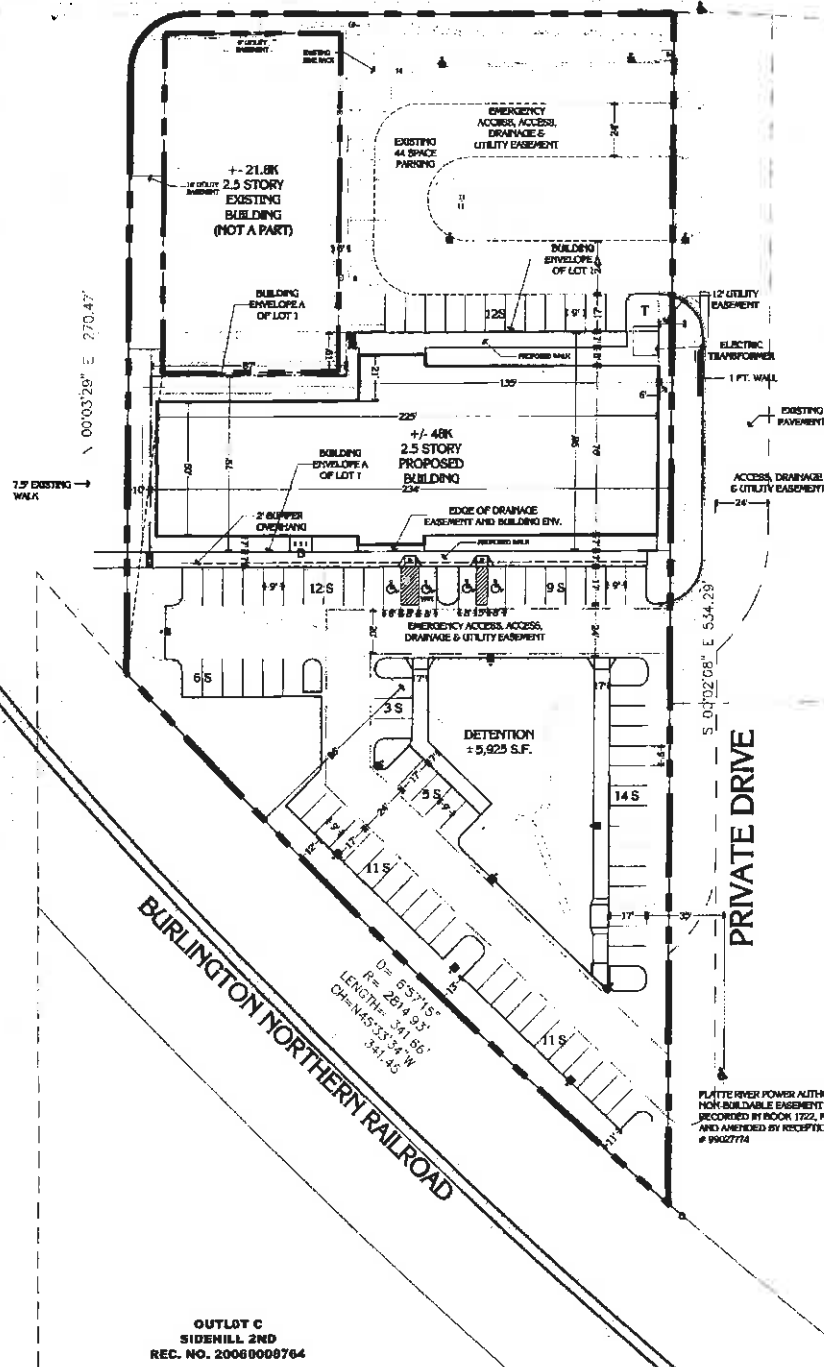
2133 midpoint Dr
8720239001 and
9002

C-167 2583

S TIMBERLINE RD (Major Arterial)

MIDPOINT DR (Industrial Collector)

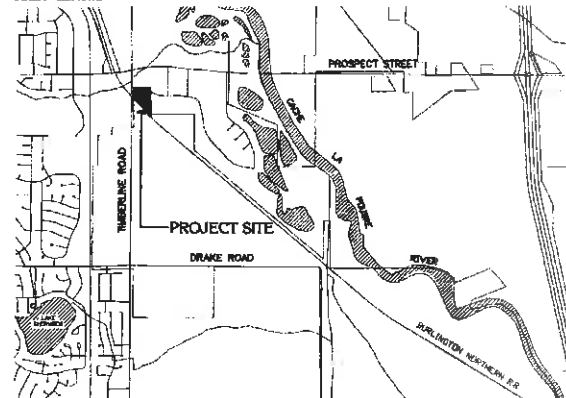
S 89°56'31" E 218.15'



OVERALL SITE PLAN
SCALE: 1" = 30'-0"

OUTLOT C
SIDEMILL 2ND
REC. NO. 20060008764

VICINITY MAP



LAND USE BREAKDOWN

AREA	GROSS	R.O.W.	NET
	90,169 sq.ft.	0 sq.ft.	90,169 sq.ft.
	2.07 AC.	0 AC.	2.07 AC.
COVERAGE			
BUILDINGS PROPOSED	16,000 sq.ft.		17.7%
PARKING & DRIVES	16,169 sq.ft.		18.0%
EXISTING PROPOSED	24,550 sq.ft.		27.2%
TOTAL	40,719 sq.ft.		45.2%
OPEN SPACE / LANDSCAPE AREA	33,450 sq.ft.		37.1%
FLOOR AREA			
COMMERCIAL PROPOSED	48,000 sq.ft.		
FLOOR AREA RATIO			
PARKING			
EXISTING STANDARD HANDICAP	42 SPACES 2 SPACES		
PROPOSED STANDARD HANDICAP	79 SPACES 4 SPACES		
TOTAL	127 SPACES		
BICYCLE PARKING			
MAXIMUM BUILDING HEIGHT	40'-0" (INCLUDING MECHANICAL SCREENING)		
ZONING			
	E. EMPLOYMENT		

GENERAL NOTES

- SEE SUBDIVISION PLAN AND UTILITY PLANS FOR DESIGN OF ALL EASEMENTS, LOT AREAS AND DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
- PUBLIC STREETS WILL MEET OR EXCEED CITY OF FORT COLLINS DESIGN CRITERIA.
- SIGNS TO COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED.
- FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL FOOTPRINTS MAY VARY FROM THOSE SHOWN.
- WITH FINAL DEVELOPMENT PLANS, DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NEAR PROPOSED INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- CURBS ON FIRE LANES WILL BE PAINTED RED, OR POSTED "NO PARKING, FIRE LANE" EXCEPT AT DESIGNATED PARKING STALLS.
- LIGHTING WITHIN THE PROJECT SHALL COMPLY WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS.
- ALL EMPLOYMENT DISTRICT (E) TYPE 1 USES ARE PERMITTED, WITH THE EXCEPTION OF RESIDENTIAL USES WHICH ARE NOT PERMITTED.

PROPERTY DESCRIPTION

A REPLAT OF A PORTION OF LOT 1, CENTERPOINT PLAZA LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER SAID SECTION 20, AS BEARING NORTH 00°01'29" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, THENCE SOUTH 00°02'29" WEST ON SAID WEST SECTION LINE, A DISTANCE OF 533.50 FEET; THENCE SOUTH 89°56'31" EAST, A DISTANCE OF 90.50 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MIDPOINT DRIVE AS SHOWN ON THE PLAT OF CENTERPOINT PLAZA RECORDED AT RECEPTION NUMBER 2003-0128022 OF THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°56'31" EAST ON SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 218.15 FEET; THENCE SOUTH 00°02'29" EAST, A DISTANCE OF 534.29 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, 341.66 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 06°57'15", A RADIUS OF 2814.93 FEET AND A CHORD WHICH BEARS NORTH 45°33'54" WEST, A DISTANCE OF 341.45 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF TIMBERLINE ROAD; THENCE NORTH 00°03'29" EAST ON SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 276.47 FEET; THENCE 39.27 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 45°03'29" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONTAINED IN CONDOMINIUM MAPS RECORDED MAY 18, 2006 AT RECEPTION NO. 20060034909 AND JUNE 27, 2006 AT RECEPTION NO. 20060047874 AND JUNE 11, 2007 AT RECEPTION NO. 20070044056.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 2.07 ACRES, MORE OR LESS.

SIGNATURES

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER(S) OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER: Kevin W. Frazier, as an individual 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building A, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building B, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building C, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building D, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building E, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building F, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building G, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building H, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building I, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building J, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building K, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building L, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building M, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building N, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building O, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building P, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building Q, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building R, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building S, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building T, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building U, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building V, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building W, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building X, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building Y, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building Z, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AA, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AB, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AC, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AD, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AE, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AF, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AG, LLC 4/17/09 DATE

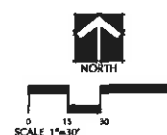
OWNER: Kevin W. Frazier, as manager of Building AH, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AI, LLC 4/17/09 DATE

OWNER: Kevin W. Frazier, as manager of Building AJ, LLC 4/17/09 DATE

SHEET INDEX

- SITE PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES & DETAILS
- LIGHTING
- ARCHITECTURAL ELEVATIONS
- ARCHITECTURAL ELEVATIONS



CENTERPOINT PLAZA
FIRST REPLAT

FINAL DEVELOPMENT PLANS
FOR COLLINS, COLORADO

JOB NO: 61308
ACAD FILE: 61308RDP02
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: MAY 16, 2007
REVISIONS
DATE
08/14/07
10/22/08
12/16/08
2/17/09
BY: LAR
DATE

SHEET TITLE:
SITE PLAN

SHEET NO:
1 OF 6

C-167 2583

C-167 2583

OWN

S TIMBERLINE RD (Major Arterial)

MIDPOINT DR (Industrial Collector)

PRIVATE DRIVE

BURLINGTON NORTHERN RAILROAD

LOT 2

LOT 3

SITE PLAN LEGEND

- (BOUNDARY) PROPERTY LINE
- UTILITY EASEMENT
- NEW SHADE TREES
- NEW ORNAMENTAL TREES
- NEW EVERGREEN TREES
- EXISTING SHADE TREES
- EXISTING ORNAMENTAL TREES
- EXISTING EVERGREEN TREES
- NEW SHRUBS
- DRYLAND GRASS
- SITE LIGHTING
- EXISTING LIGHTING (TO BE REMOVED)
- EXISTING TRANSMISSION TOWER

LANDSCAPE CATEGORIES

	S.F.	ACRES
SHRUB AREA:	8,278 S.F.	.19 AC
DRYLAND GRASS AREA:	9,545 S.F.	.22 AC

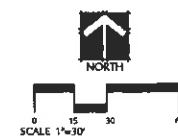
CENTERPOINT PLAZA FIRST REPLAT

FINAL DEVELOPMENT PLANS
FOR COLLINS, COLORADO

JOB NO:	61906
ACAD FILE:	61506BDF02
DRAWN:	JCH
CHECKED:	TCH
ISSUE DATE:	MAY 16, 2007
REVISIONS	DATE
	06/14/07
	10/28/08
	12/16/08
	2/17/09
SHEET TITLE:	LANDSCAPE PLAN

SHEET NO:
2 OF 6

C-167 2583





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

February 13, 2015

Patricia Parish
Rocky Mountain Group
2910 Austin Bluffs
Suite 100
Colorado Springs, CO 80918

Re: Centerpoint Plaza

Description of project: This is a request to approve an previously expired PDP for Centerpoint Plaza (parcel #'s 8720239001 and 8720239002). The previously approved plan allowed for a 2.5 story building that could accomodate any Type I use except for residential in the Employment (E) zone district at the time of approval in 2009. The site is located in the Employment (E) zone district. This proposal will be subject to Administrative (Type I) 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, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

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

1. 1. Please note that there is a new standard for minimum bicycle parking and rack which is found in LUC 3.2.2(C).
2. 2. There was mention that the building from as originally proposed will be made smaller. Please include the reduction specifics in the minor amendment.
3. 3. In that building reduction please note that the build to standards [LUC 3.5.3(C)(2)] prohibiting parking and driveways between the building and street ROW.
4. 4. Please note new standards for trash enclosures found in LUC 3.2.5.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the area include a 6" main in the driveway to the east of the site, an 8" main in Midpoint Drive, and a 24" main in Timberline Drive. Sanitary sewers in this area include an 8" main in the driveway to the east and a 33" main along the railroad to the south.

2. There are existing services on site that will need to be located to ensure they do not conflict with the proposed building locations. If these services are not currently in use they will either need to be used by the proposed development or abandoned at the main.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The project should plan on making sidewalk connections to Timberline and providing connection on the east side to the north.
2. We'll need to review the original Centerpoint Traffic Impact Study to determine whether it included this use or if an updated study is needed. Contact me to figure this out.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. 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.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. There is an existing detention pond at the southeastern corner of the site. This pond will need to be analyzed to determine if sufficient volume exists to detain for the proposed development or if it will need to be modified to account for the developed runoff. The outfall for this site is the storm sewer pipe at the southern end of the site. Please note, there are new Detention Pond Landscape Guidelines that will need to be met with this development.
3. 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. The pond at the southeastern corner of the site can be used to satisfy this requirement provided the necessary volume is available and the outlet structure is modified to account for the additional impervious area.
4. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. 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. For more information please refer to the City's website where additional information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

5. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 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.
6. The design of this site must conform to the drainage basin design of the Cache la Poudre River Master Drainageway Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. 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.
 - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- 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.

2. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

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. Poudre Fire Authority Bureau Admin Policy #07-01

3. AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@fcgov.com

1. 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.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
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. The existing utility plans for this site are expired and new plans will need to be prepared and submitted for review and approval.
7. Utility plans will be required and a an amendment to the existing Development Agreement or a new Development Agreement will need to be entered into and will be recorded once the project is finalized.
8. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. The easements dedicated by plat are still valid and exist. Any changes to the easements can be done by replat or by separate document.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on public utilities or within City right-of-way or easements.
10. Platte River power authority will need to approve the plans showing work under the power lines and within their easement.

Department: Electric Engineering

Contact: Luke Unruh, 9704162724, lunruh@fcgov.com

1. Light and Power has electric facilities surrounding the site that could be utilized to provide three phase power. The best place to tap power will depend on the transformer location and a cost effective route.
2. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
3. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. Development and capacity charges will apply at owner's expense.
5. Please contact Light & Power Engineering if you have any questions at 221-6700. Please

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. The proposed building will need to be in compliance with section 3.5.5 of the Land Use Code.
2. You will need to show how a person can gain access to the trash enclosure without opening the main service gates per section 3.2.5 of the Land Use Code. You can show this on the building elevations or site plan upon submittal.
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.

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 970-416-2341 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:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. 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
970-416-2341