

Conceptual Review Agenda

Schedule for 07/15/13 to 07/15/13

281 Conference Room A

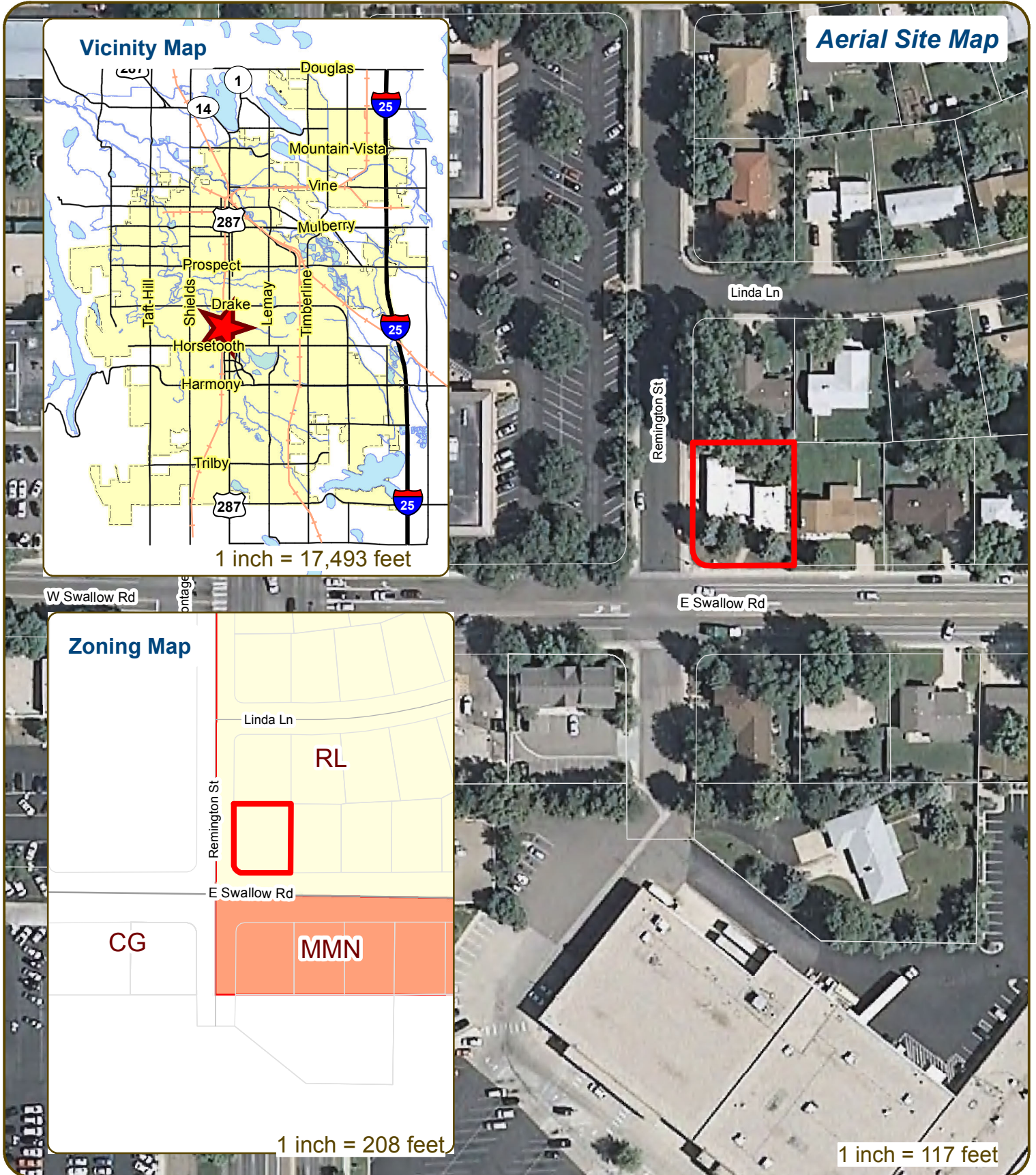
Monday, July 15, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	600 9th Street - Learning Center/School Cancelled	Denise Duran 970-396-7239 deniseduran@hopelearning.org	This is a request to use an existing church building as a learning center/school, located at 600 9th Street (Parcel # 87072-05-908). The learning center would house 30 or fewer students in the 2nd and 3rd grade. Only interior building upgrades/changes are planned. The site is located in the Low Density Residential (R-L) Zone District. Public or private schools are subject to Planning & Zoning Board (Type 2) review in the R-L Zone District.	Pete Wray
10:15	200 E Swallow Rd - Commercial APU Rescheduled to 7/29/13	Susan Brabson 512-626-6482 ssuzq1942@msn.com	This is a request for an addition of a permitted use located at 200 East Swallow Road (Parcel# 97252-25-019). The existing site is located at the northeast corner of Swallow Road & Remington Street in the Low Density Residential (R-L) Zone District and contains a single-family home with a home occupation. An onsite expansion of the home occupation would require an addition of a commercial use to the R-L Zone District, subject to Planning & Zoning Board (Type 2) review.	Clark Mapes

Monday, July 15, 2013

Time	Project Name	Applicant Info	Project Description	Planner
11:00	111 S Meldrum St - Mixed Use	Brandon Grebe 970-556-9111 brandon.grebe@blueocean-inc.com	This is a request for a mixed-use development located at 111 Meldrum Street (Parcel #s 97114-11-006 & 97114-56-003). The project consists of two separate buildings. The northern building would be offices, 6 stories and 42,000 square feet. The existing building at this location would be deconstructed. A second building would be constructed further south on an existing surface parking lot. This building would consist of a 2 story structure with retail, office and restaurant space. A 4-story, 450 space parking garage is attached to the building to the west. The site is located in the Canyon Avenue subdistrict of the Downtown Zone District (D). The proposal is subject to Planning & Zoning Board (Type 2) review.	Seth Lorson

200 E Swallow Rd Commercial APU



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Development Review Guide – STEP 2 of 8

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) _____

Business Name (if applicable) Tranquility Center
Your Mailing Address 200 E. Swallow Rd.
Phone Number 512-626-6482 Email Address ssuzg1942@msn.com
Site Address or Description (parcel # if no address) same as above

Description of Proposal (attach additional sheets if necessary)
Addn. of Permitted Uses in R-L zone

Proposed Use Mixed Use Existing Use sm. in home business
Total Building Square Footage 2797 S.F. Number of Stories 2 Lot Dimensions 9,892 sq. ft.
Age of any Existing Structures Built 1969 44 yrs. old
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 [X] No If yes, then at what risk is it?
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area none S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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



S College Ave

S College Ave

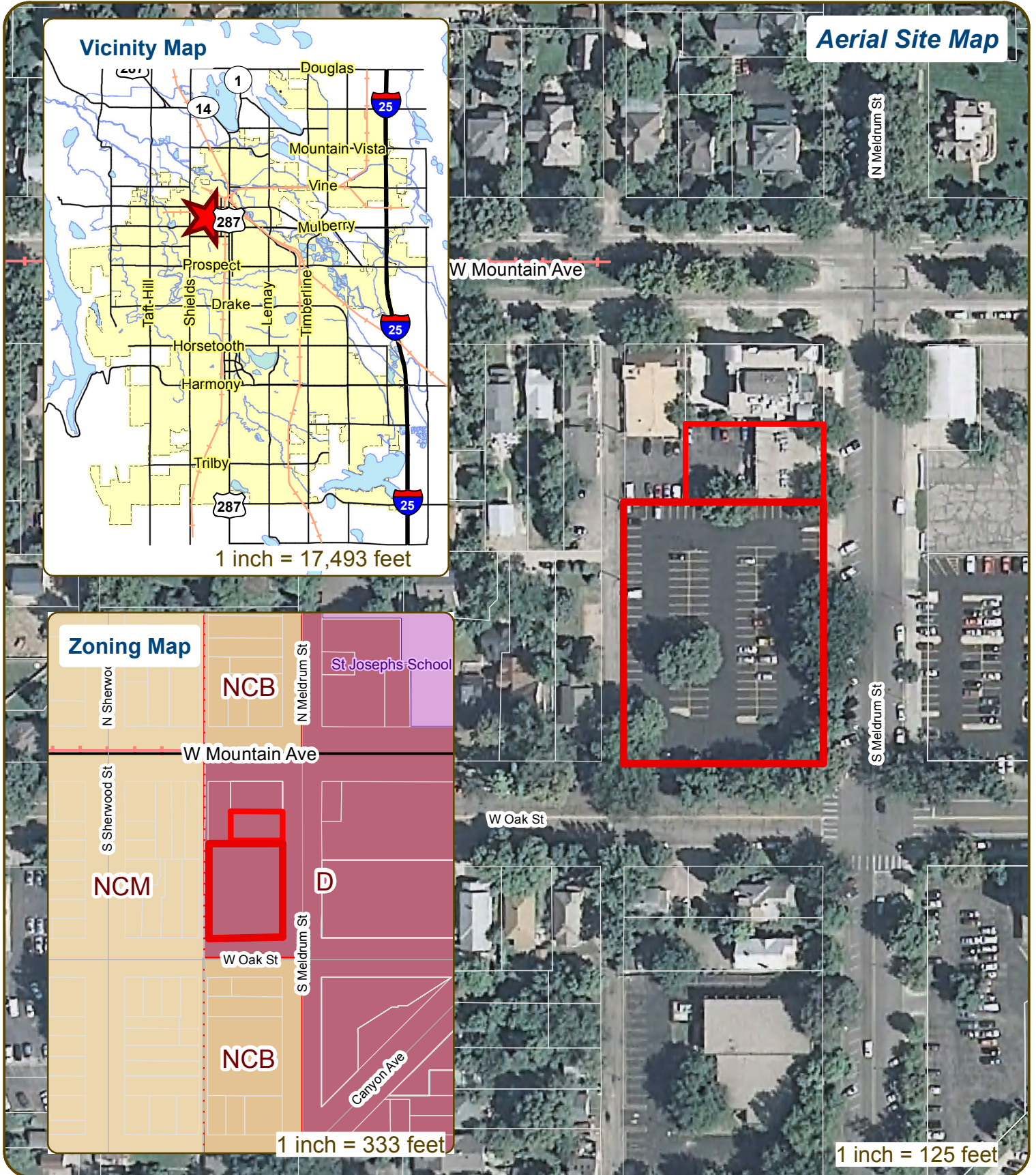
287

E Swallow Rd

Remington St

E Swallow Rd

111 Meldrum Mixed-Use



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CONCEPTUAL REVIEW: 6/28/13
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.

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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) Steve Schroyer- Director of Real Estate, Brandon Grebe- Construction Manager

Business Name (if applicable)

Your Mailing Address 416 W Oak, Fort Collins, CO 80521

Phone Number 970-556-9111 Email Address Brandon.Grebe@blueocean-inc.com

Site Address or Description (parcel # if no address) 111 Meldrum Street, Fort Collins CO 80521 & Lots 1-5, Block 81 (a portion of Savings Building Condominiums)

Description of Proposal (attach additional sheets if necessary) See attached sheet for description.

Proposed Use Office/Mixed use/Parking Existing Use Office/surface parking
Total Building Square Footage 42,000/ 30,500 /148,500 S.F. Number of Stories 6/4/2 Lot Dimensions 75' x 130' 188' x 250'

Age of any Existing Structures 48 years

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 [x] 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 Little to none S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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



Strength in **design**. Strength in **partnership**. Strength in **community**.

Conceptual Review Application

6/28/13

Description of Proposal

The project will consist of two separate buildings with multiple uses. The first building will be located at 111 Meldrum Street where there is a current office building. This current building will be deconstructed and razed in preparation for a new office building that will be six stories high with a basement and approximately 42,000 SF. The second building will be located directly to the south of this new office building and be built on what is currently an on grade parking lot at the parcel #, *Lots 1-5, Block 81 (a portion of Savings Building Condominiums)*. This new building will be approximately 30,500 SF that will be a 2 story retail/office/restaurant building along Meldrum Street with a useable roof top area. Additionally, a four story parking structure accommodating approximately 450 vehicles at 148,500 SF will be located 'behind' the west of this commercial/mixed use building. The parking structure and the commercial building will share an adjacent wall/structure. In conjunction with these added buildings the streetscape being proposed will be greatly enhanced for a pedestrian friendly feel along the west side of Meldrum Street and wrapping around Oak Street to the west along the frontage of all the new building(s).

The goal of the buildings is to integrate into Fort Collins' downtown fabric. Conceptually, the 111 Meldrum building's design is derived from the idea of an innovative office building (upper floors) being inserted into a historical wrapper (lower brick floors).

111 Meldrum Street Building

- Use: Office
- SF: 42,000
- # of Stories: 6
- Lot Dimensions: 75' x 130'

Lots 1-5, Block 81 (a portion of Savings Building Condominiums) Building(s)

- Use: Mixed use consisting of commercial/retail and parking structure
 - Mixed Use:
 - SF: 30,500
 - # of Stories: 2 with a usable roof top area
 - Parking Structure:
 - SF: 148,000
 - # of Stories: 4
- Lot dimensions: 190'x 250'

VAUGHT FRYE LARSON **architects**

401 W. Mountain Ave ■ Fort Collins, CO ■ 970.224.1191
211 West 19th Street ■ Cheyenne, WY ■ 307.635.5710
www.theartofconstruction.com

CONCEPTUAL REVIEW PACKAGE FOR HEADQUARTERS OF BLUE OCEAN ENTERPRISES AND PARKING GARAGE WITH COMMERCIAL BUILDING



BLUE OCEAN
ENTERPRISES

BLUE OCEAN HEADQUARTERS



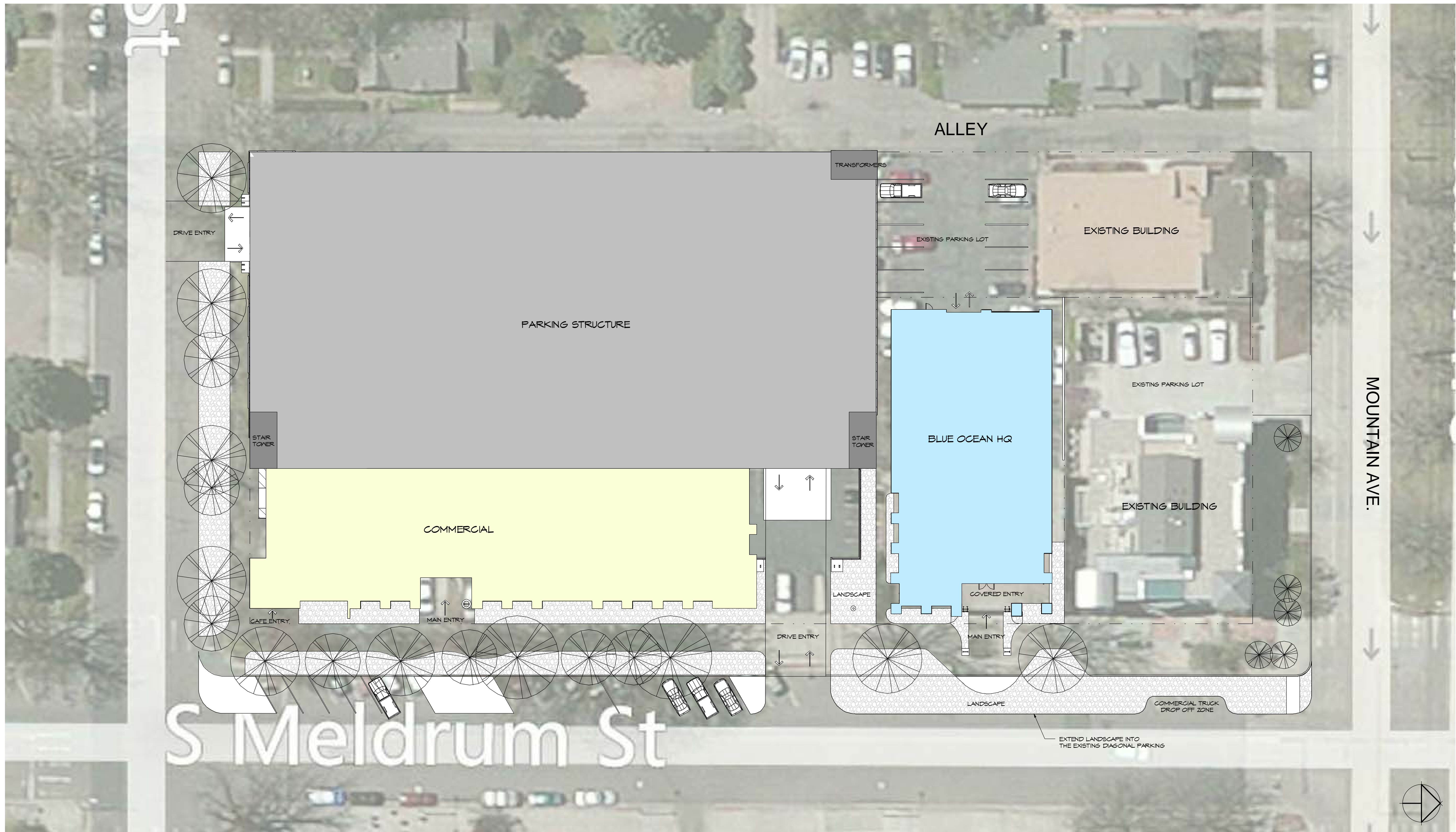
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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

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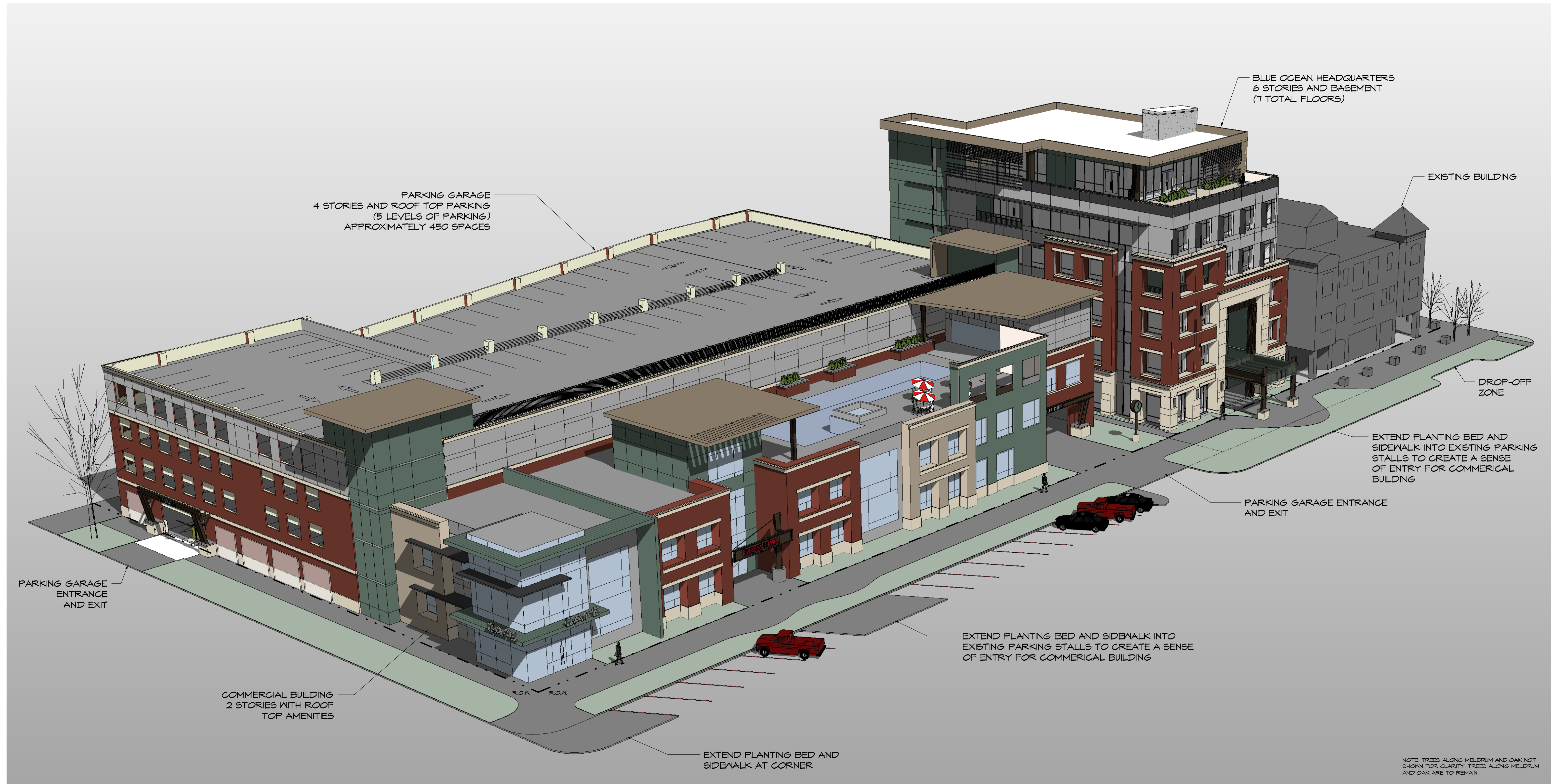
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BLUE OCEAN HEADQUARTERS



OVERALL SITE PLAN

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1 SOUTHEAST CORNER

SCALE:

BLUE OCEAN HEADQUARTERS



AERIAL VIEW

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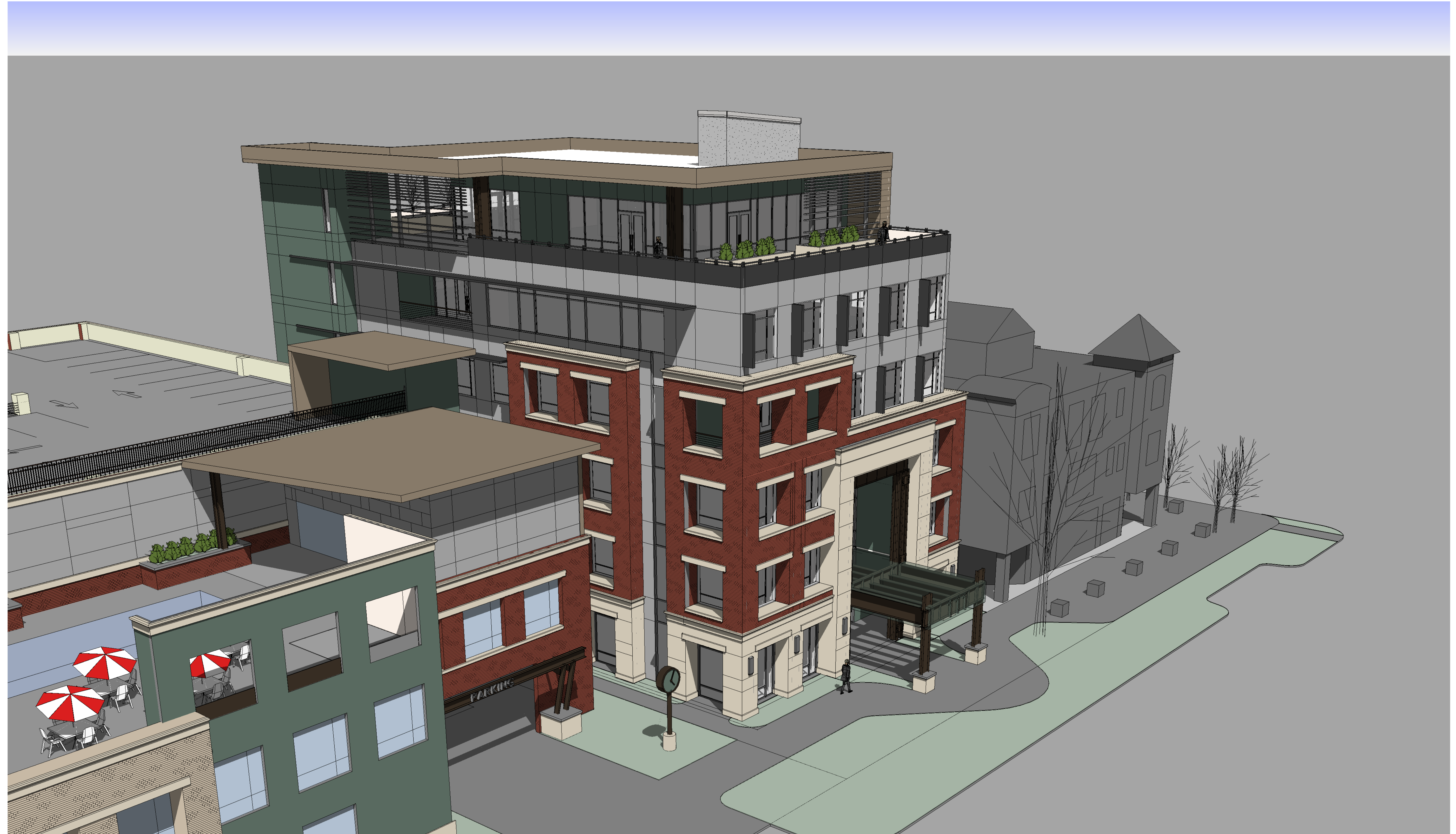
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LANDSCAPE IMAGE

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1 SOUTHEAST CORNER

SCALE

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PERSPECTIVES

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LANDSCAPE IMAGE

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3 Concept 3D view 3

SCALE:



1 Concept 3D View 1

SCALE:



2 Concept 3D View 2

SCALE:

BLUE OCEAN HEADQUARTERS



PERSPECTIVES





3 Concept 3D view 7

SCALE:



2 Concept 3D view 6

SCALE:



1 Concept 3D view 4

SCALE:

BLUE OCEAN HEADQUARTERS



PERSPECTIVES



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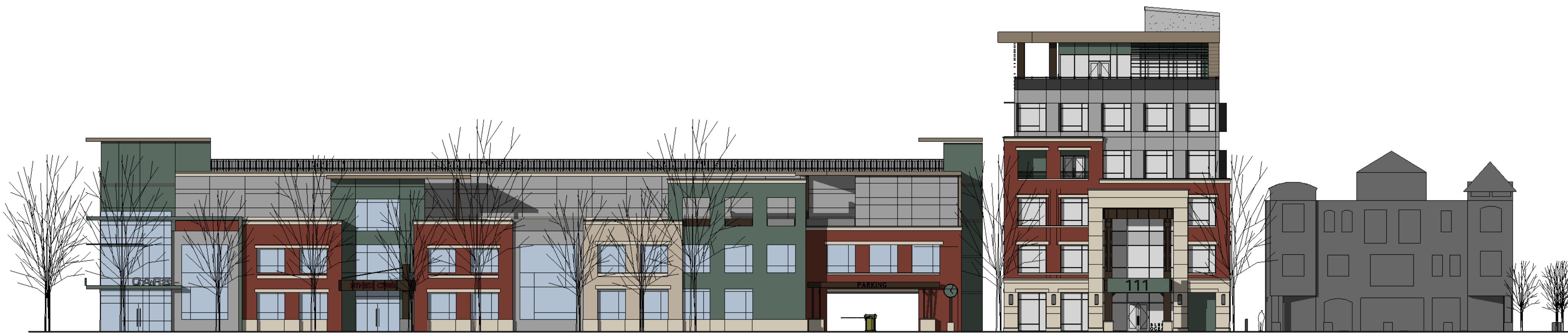
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3 Concept 3D View 8

SCALE:



1 MELDRUM ST. ELEVATION

SCALE: 1" = 20'-0"



2 EAST ELEVATION

SCALE: 1" = 10'-0"

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PERSPECTIVES

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2 MOUNTAIN AVE. VIEW - 2
SCALE:



1 MOUNTAIN AVE. VIEW
SCALE:

BLUE OCEAN HEADQUARTERS



PERSPECTIVES

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3 NORTHEAST CORNER

SCALE:



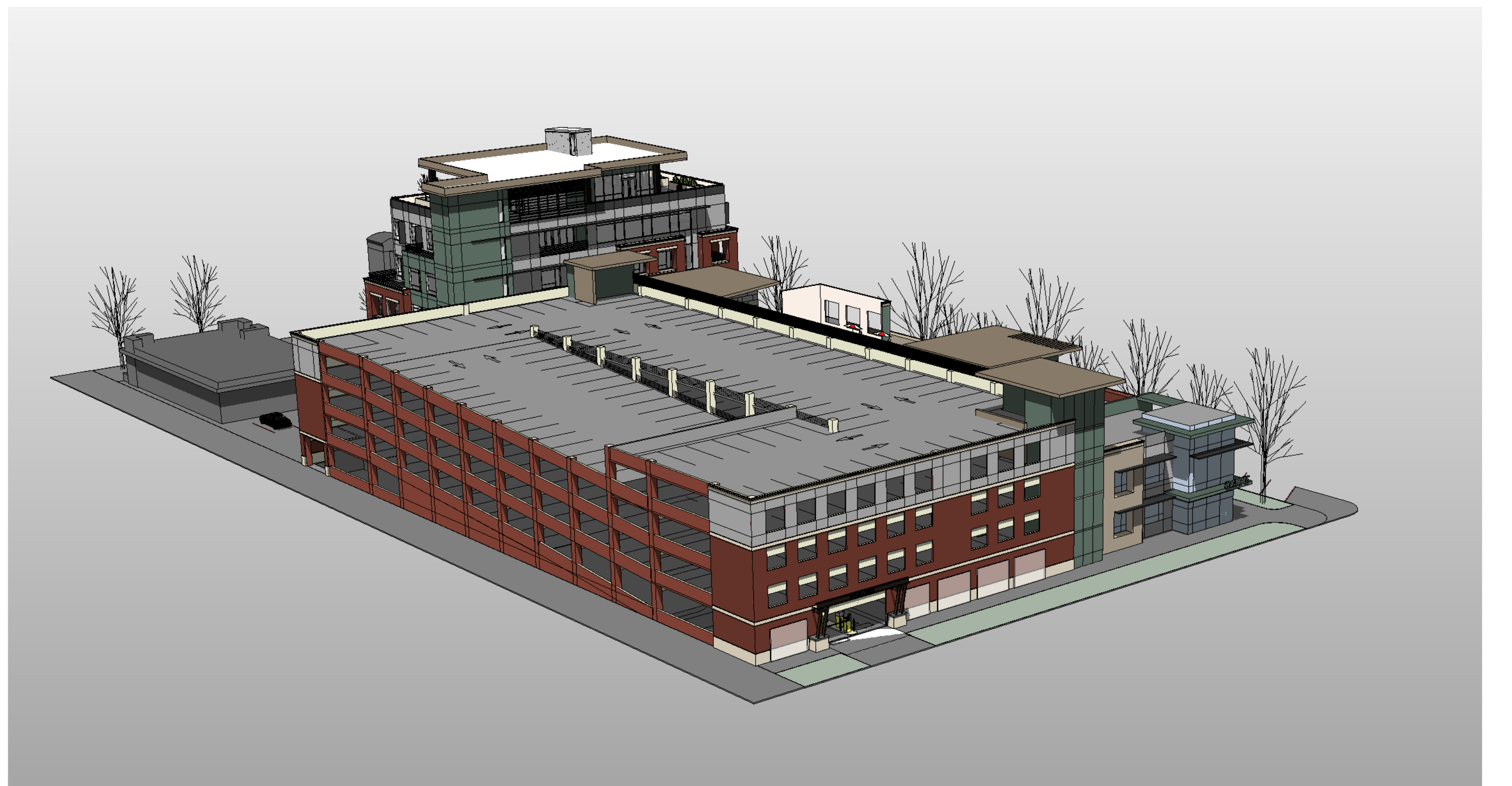
4 NORTHWEST CORNER

SCALE:



1 SOUTHEAST CORNER

SCALE:



2 SOUTHWEST CORNER

SCALE:

BLUE OCEAN HEADQUARTERS



AERIAL VIEWS

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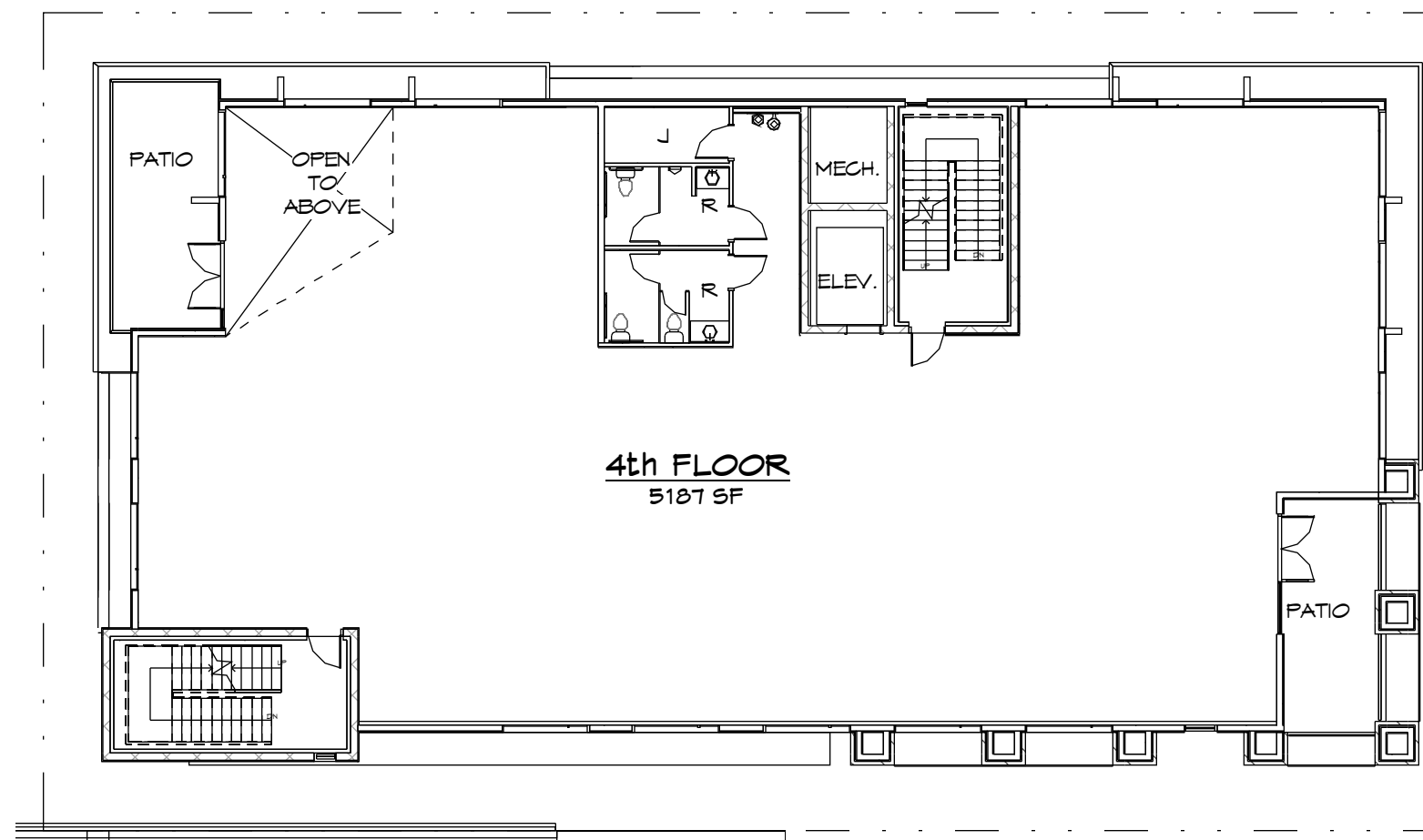
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INTERIOR SQUARE FOOTAGE BREAKDOWN

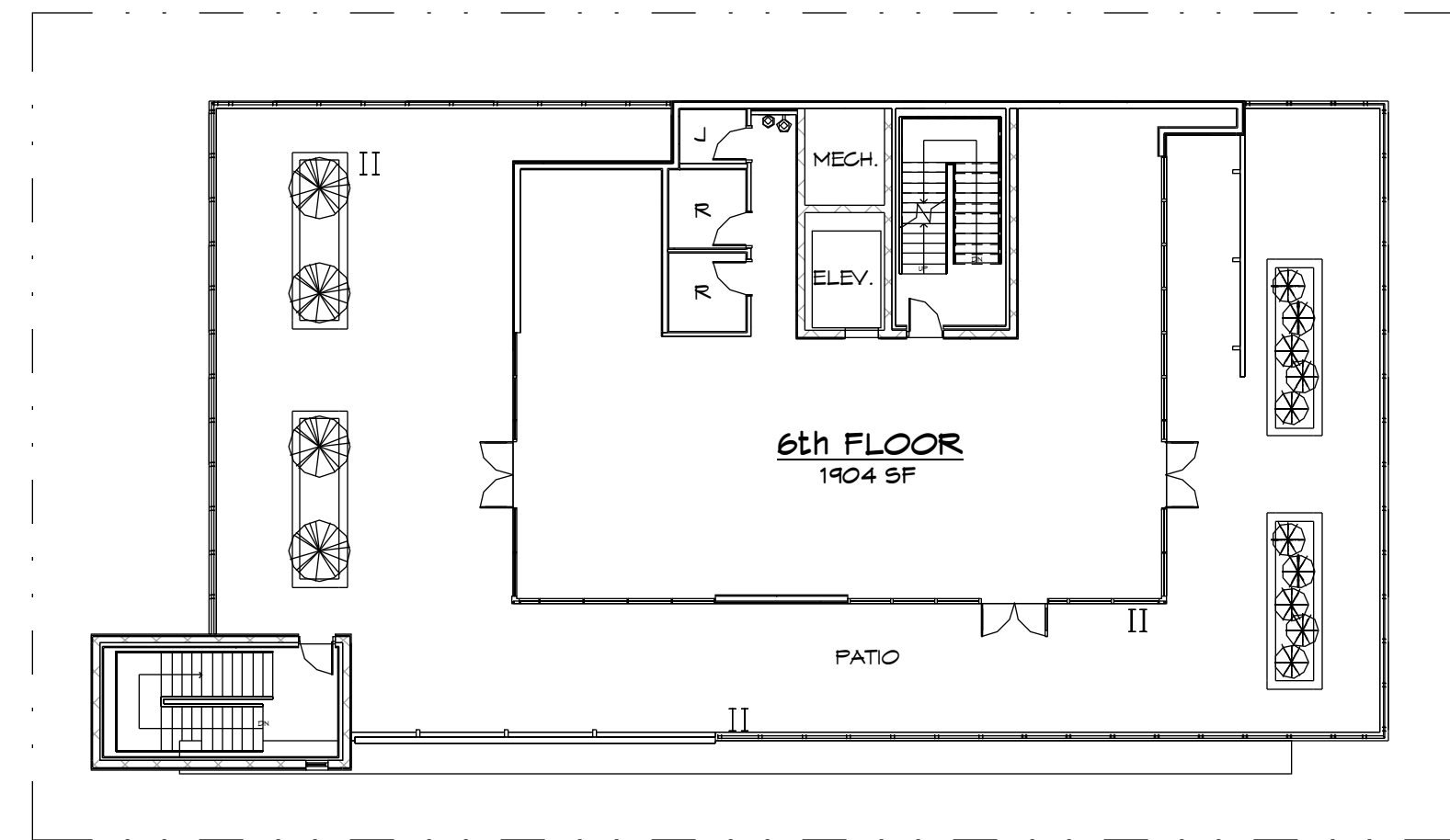
BASEMENT	7,300 SF
GROUND FLOOR	6,700 SF
SECOND FLOOR	6,550 SF
THIRD FLOOR	6,285 SF
FOURTH FLOOR	6,140 SF
FIFTH FLOOR	5,960 SF
SIXTH FLOOR	2,515 SF
TOTAL	41,450 SF

APPROXIMATE OCCUPANT LOAD FOR THE BUILDING
BASED ON TYPE 'B' OCCUPANCY = 320 OCCUPANTS



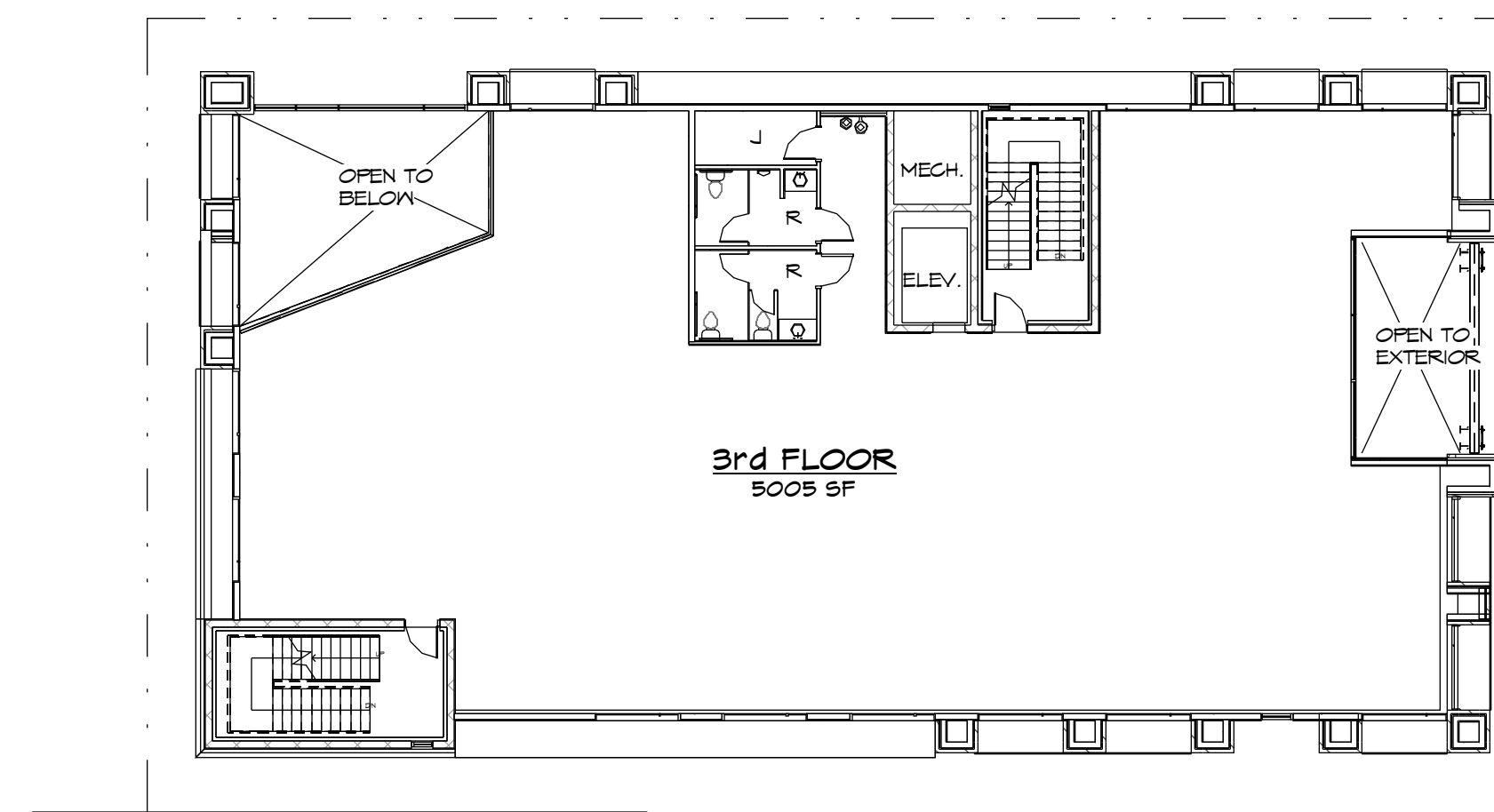
5 FOURTH FLOOR PLAN

SCALE 1/16" = 1'-0"



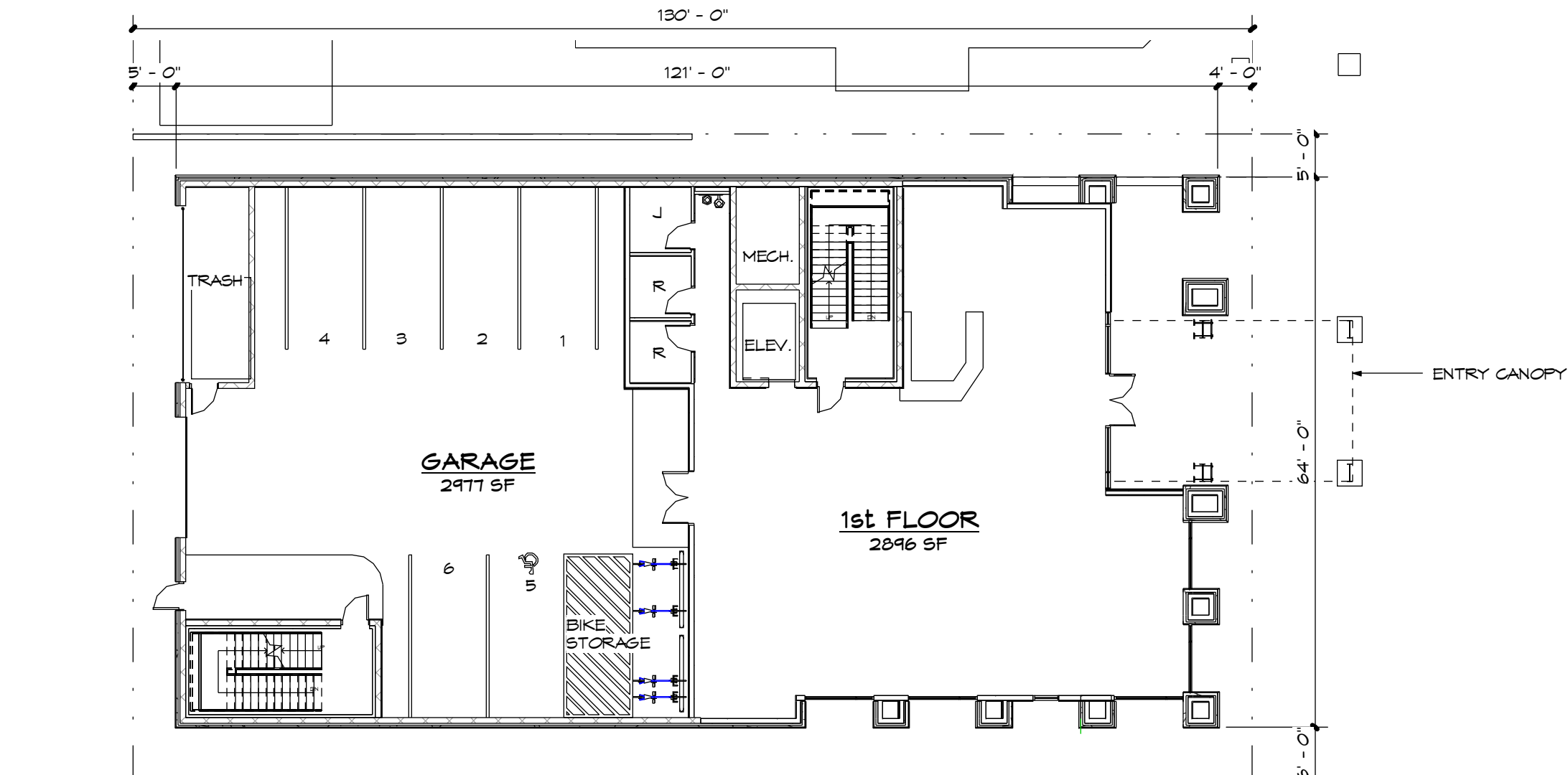
7 SIXTH FLOOR PLAN

SCALE 1/16" = 1'-0"



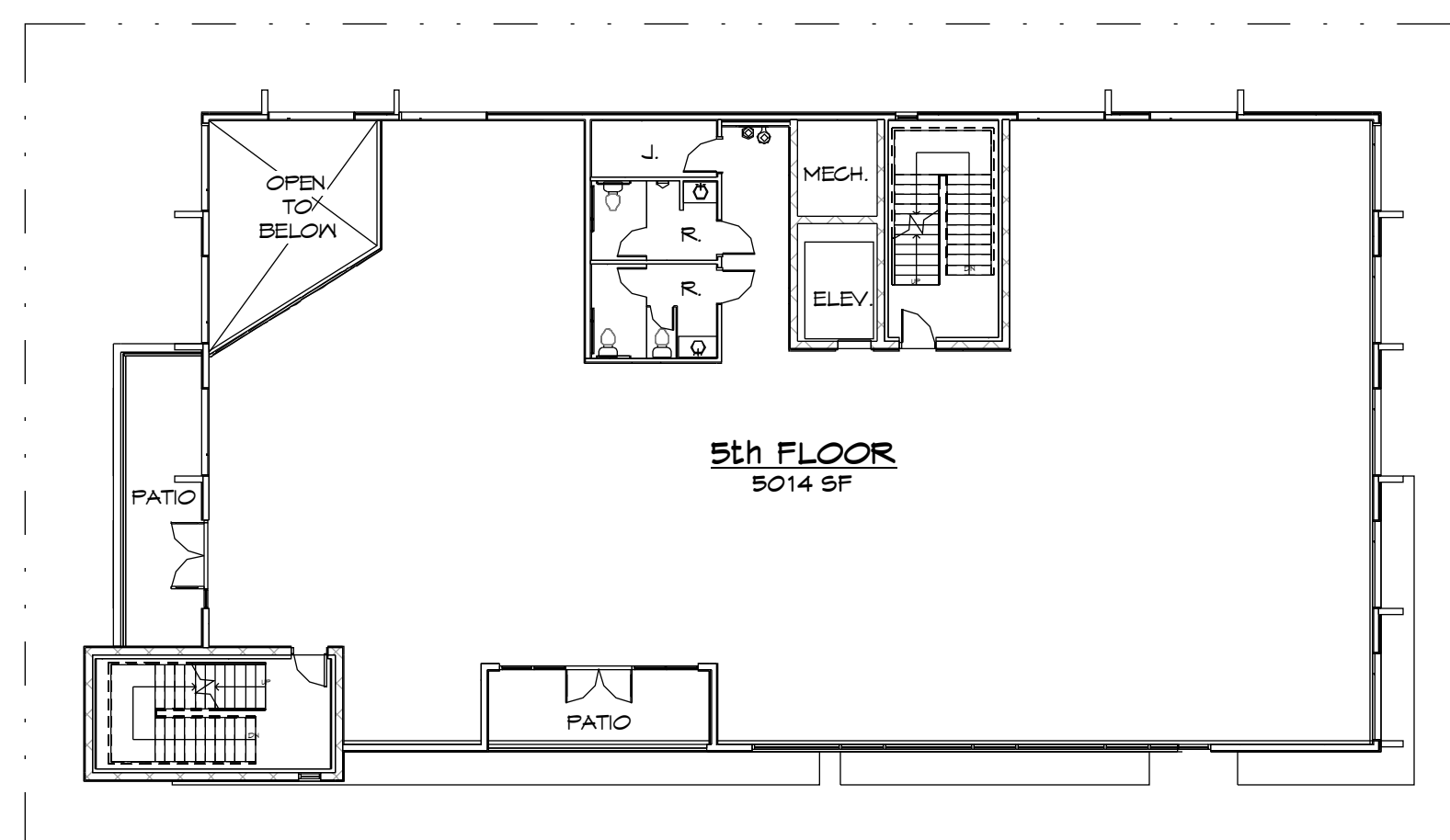
4 THIRD FLOOR PLAN

SCALE 1/16" = 1'-0"



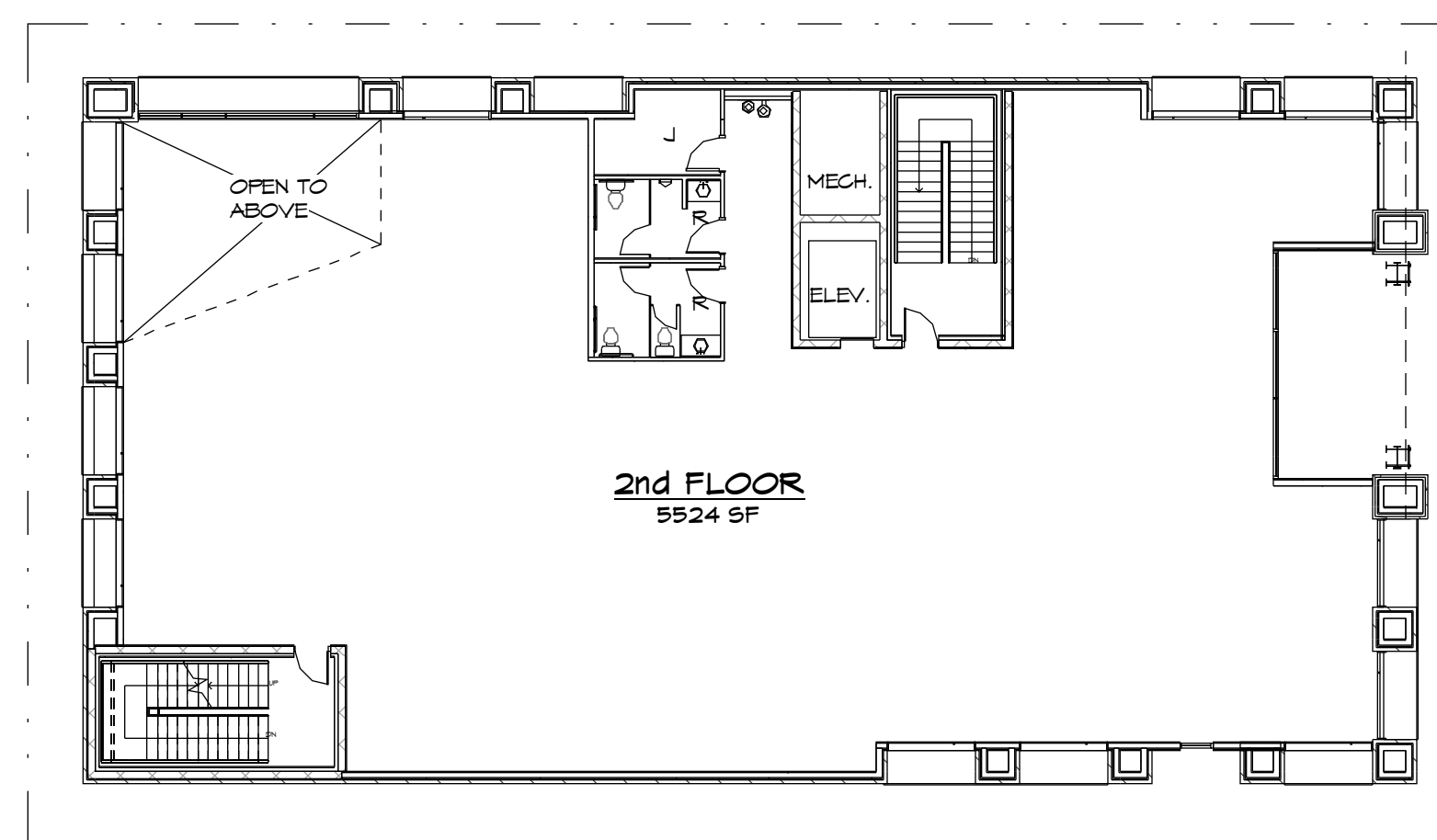
2 GROUND FLOOR PLAN

SCALE 1/16" = 1'-0"



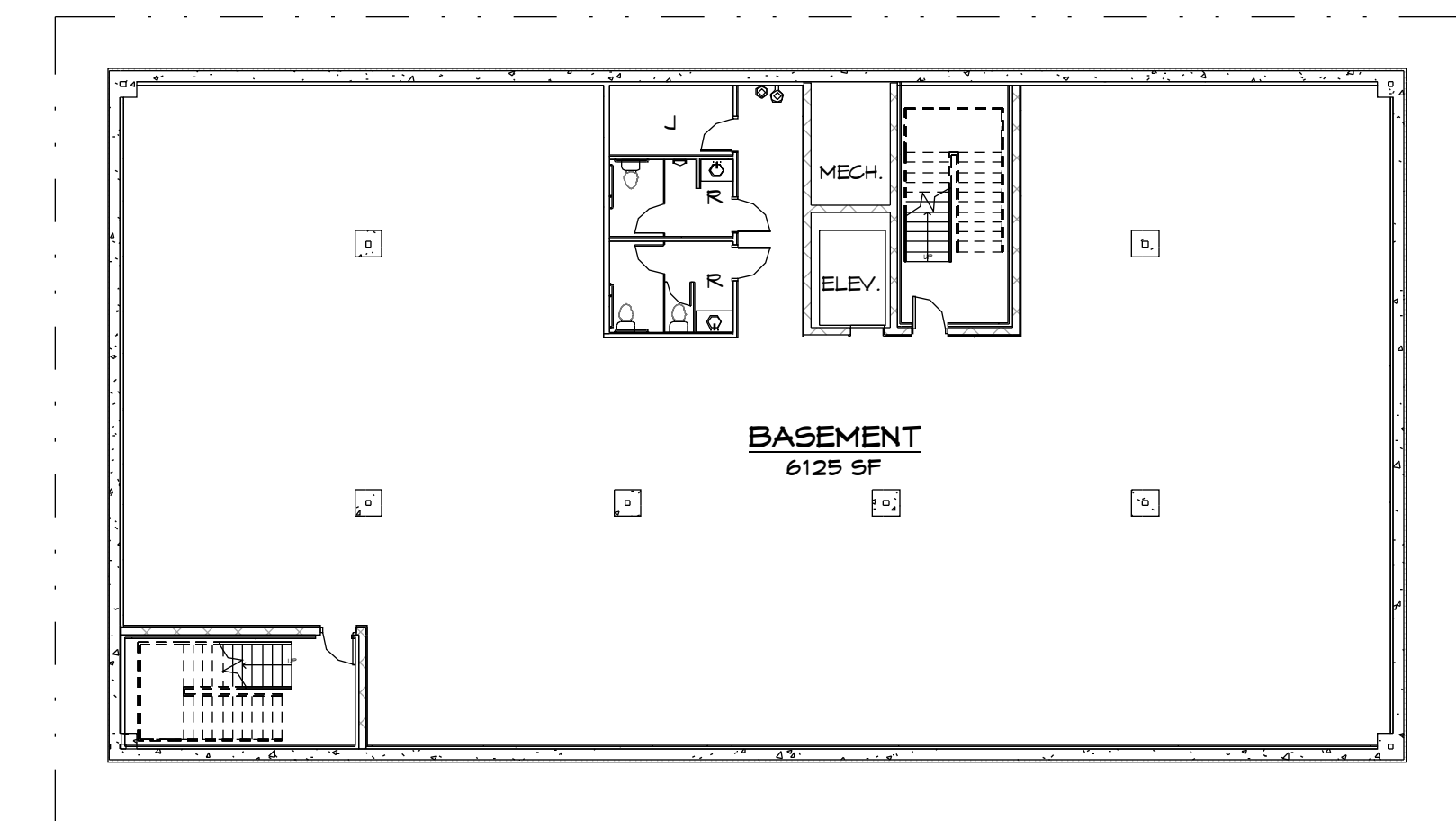
6 FIFTH FLOOR PLAN

SCALE 1/16" = 1'-0"



3 SECOND FLOOR PLAN

SCALE 1/16" = 1'-0"



1 BASEMENT PLAN

SCALE 1/16" = 1'-0"

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FLOOR PLANS

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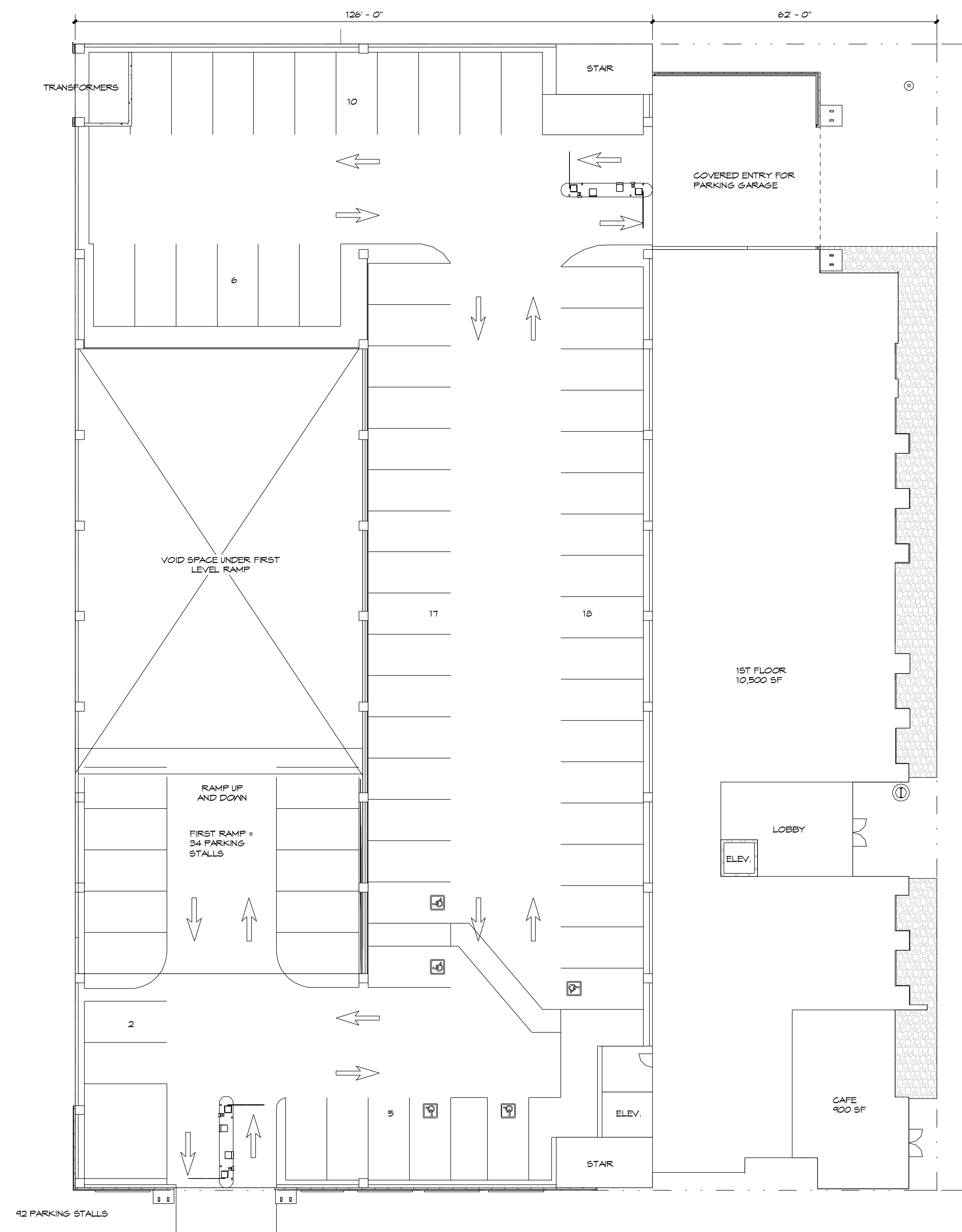
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COMMERCIAL BUILDING & PARKING GARAGE
 SQUARE FOOTAGE BREAKDOWN

COMMERCIAL BUILDING	10,500 SF
FIRST FLOOR	12,000 SF
SECOND FLOOR	1,850 SF
THIRD FLOOR	24,550 SF
TOTAL INTERIOR SF	6,215 SF
THIRD FLOOR POOL DECK	30,625 SF
TOTAL COMMERCIAL BUILDING	148,333 SF
PARKING GARAGE SF	453 SPACES
PARKING SPACES	



2 SECOND FLOOR PLAN
 SCALE 1/16" = 1'-0"



1 GROUND FLOOR PLAN
 SCALE 1/16" = 1'-0"

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FLOOR PLANS

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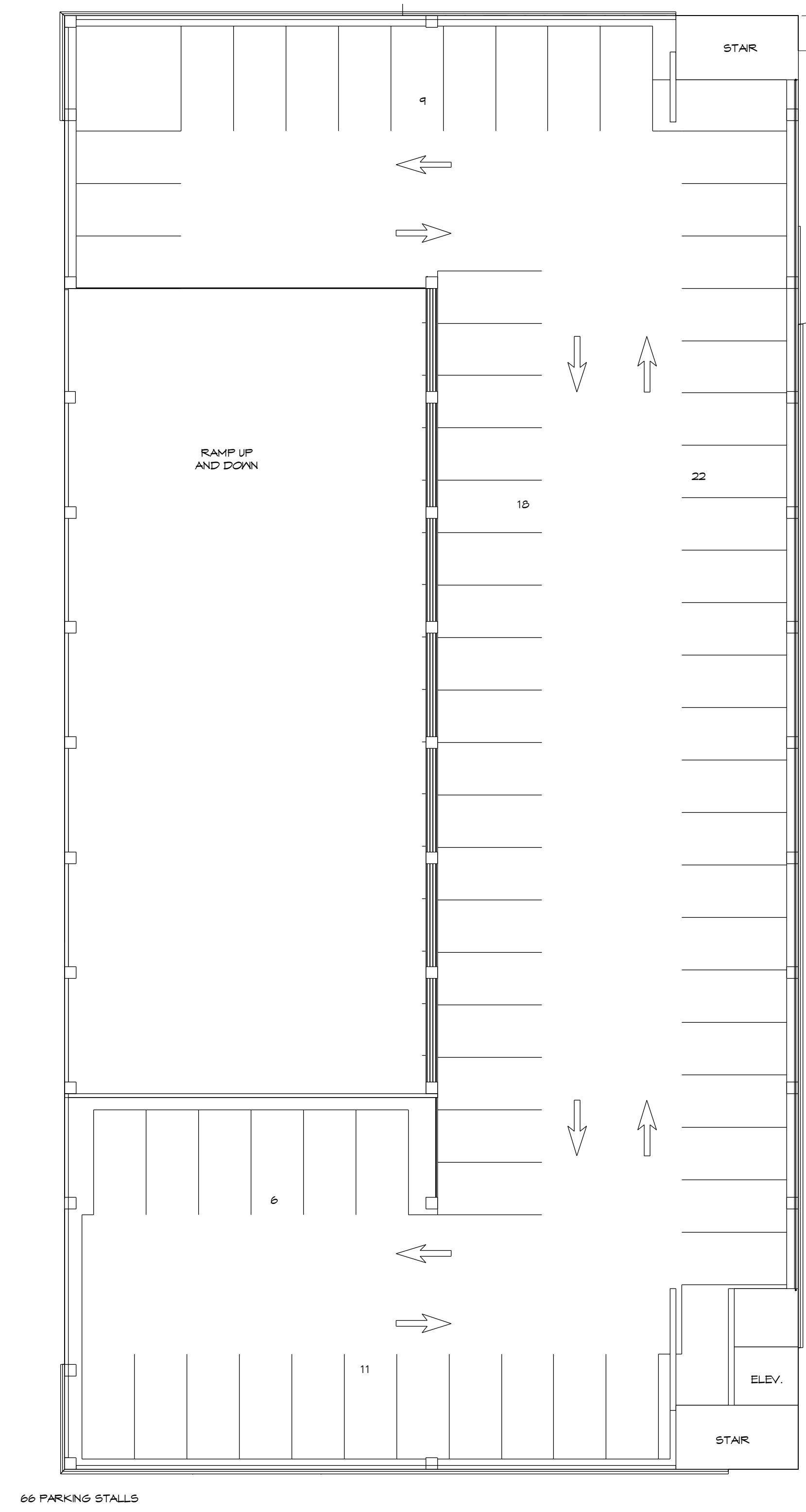
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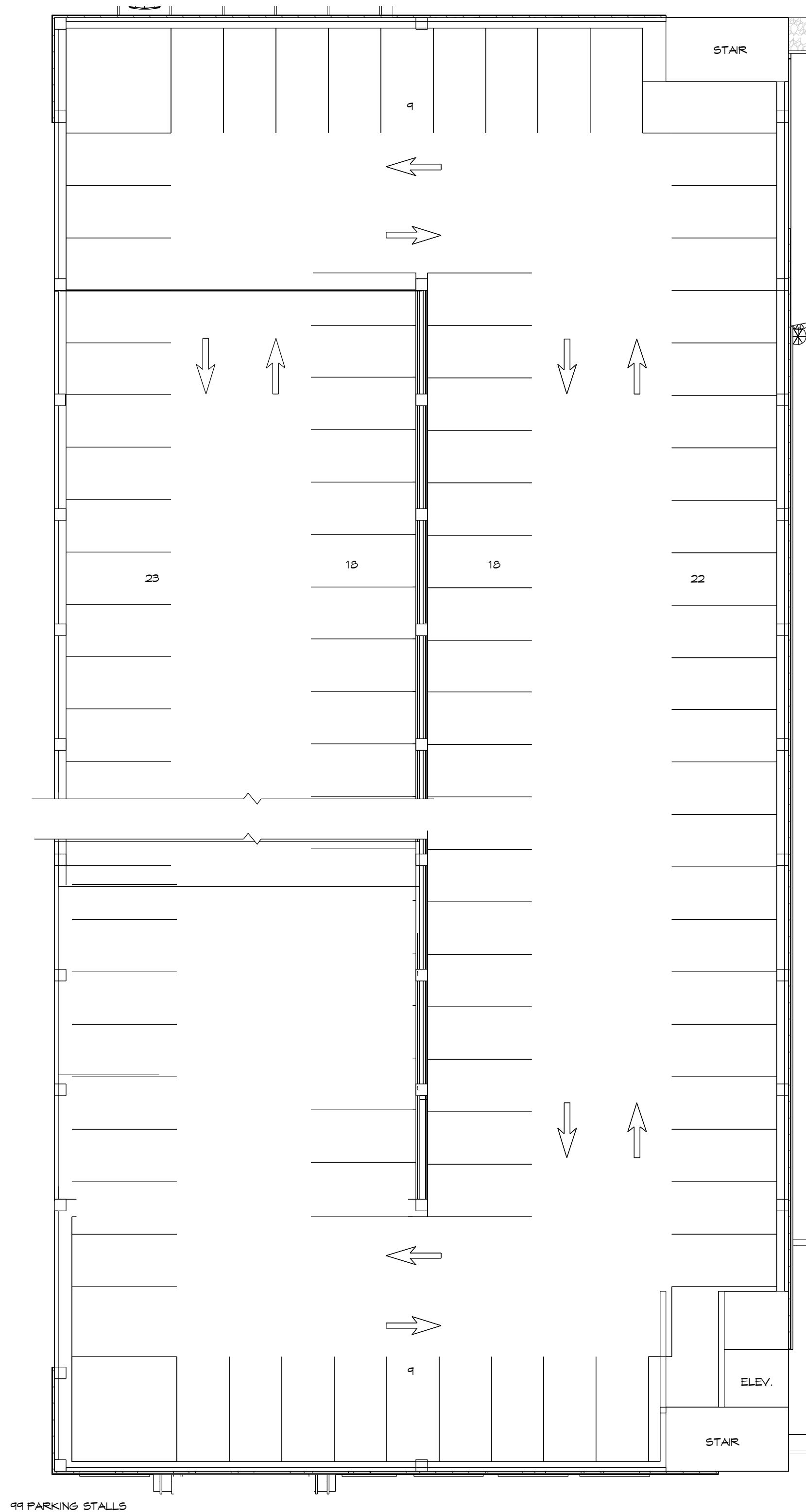
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COMMERCIAL BUILDING & PARKING GARAGE
SQUARE FOOTAGE BREAKDOWN

COMMERCIAL BUILDING	
FIRST FLOOR	10,500 SF
SECOND FLOOR	12,000 SF
THIRD FLOOR	1,850 SF
TOTAL INTERIOR SF	24,350 SF
THIRD FLOOR POOL DECK	4,975 SF
TOTAL COMMERCIAL BUILDING	30,625 SF
PARKING GARAGE SF	140,333 SF
PARKING SPACES	453 SPACES



3 ROOF PLAN
SCALE 1/16" = 1'-0"



2 FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"

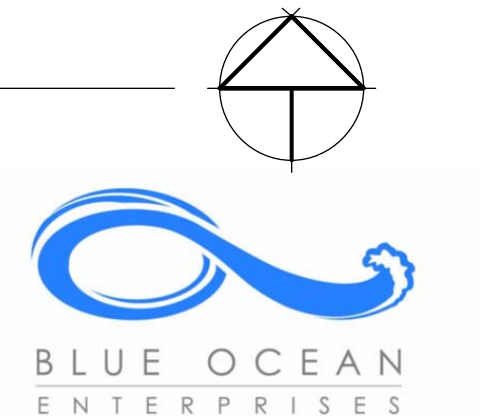


1 THIRD FLOOR PLAN
SCALE 1/16" = 1'-0"

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Medium - CD MODEL.rvt

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BLUE OCEAN HEADQUARTERS



FLOOR PLANS

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July 22, 2013

Brandon Grebe
416 W Oak St
Fort Collins, CO 80521

Re: 111 S Meldrum St - Mixed Use

Description of project: This is a request for a mixed-use development located at 111 Meldrum Street (Parcel #s 97114-11-006 & 97114-56-003). The project consists of two separate buildings. The northern building would be offices, 6 stories and 42,000 square feet. The existing building at this location would be deconstructed. A second building would be constructed further south on an existing surface parking lot. This building would consist of a 2 story structure with retail, office and restaurant space. A 4-story, 450 space parking garage is attached to the building to the west. The site is located in the Canyon Avenue subdistrict of the Downtown Zone District (D). The proposal is subject to Planning & Zoning Board (Type 2) 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, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

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

1. Land Use Code (LUC) 4.16(D)(1) A landscape setback is required on along all block faces at a width that is adequate for the health and visibility of proposed plant materials.

LUC 4.16(D)(5)(d) Section 3.5.3 applies

LUC 4.16(E)(c) Buildings at 4 stories or taller require ground floor open space that is highly visible, and easily accessible to the public and promote a comfortable human sense of proportionality between individual and environment.

2. LUC 3.5.3(E)(2)(a)1. No wall that faces a connecting walkway shall have a blank, uninterrupted length exceeding 30 ft (see section for options).

Not sure if the North wall of the parking garage is meeting this standard.

3. LUC 3.2.2(K)(2)(a) This section requires parking maximums for non-residential uses, this section does allow

for alternative compliance to allow more than the maximum.

LUC 3.2.2(L) Standard stall dimensions start at 19'x9' and two-way drive aisles are 24' in width. With 450 off street parking spaces at least 9 of those are required to be accessibility spaces and at least one accessibility space shall be van accessible.

LUC 3.2.2(C)(4) A certain number of bicycle spaces both fixed and enclosed are required.

4. LUC 3.2.5 An enclosure for both trash and recycling is required. Such enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

Where is the enclosure for the retail/parking structure?

5. LUC 3.2.1 A landscaping plan is required this shall include but not limited to foundation plantings and street trees.

LUC 3.2.4 A lighting plan is required this should include a photometric site plan with catalog cut-sheets.

6. LUC 3.5.1(I) Mechanical/Utility equipment (vents, flues, conduit, RTU's/ac, boxes, meters, transformers...) locations shall be identified on the plans with notes on how such equipment is screened and painted.
7. LUC 3.5.1(G) Any building/structure over 40ft in height shall require a special height review this includes both a visual analysis and shadow analysis (see section for further details).

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include 4-inch water main in Meldrum, a 6-inch water main in Oak and an 8-inch sewer in the N/S alley to the west.
2. There is an existing ¾-inch water service to the building at 111 S Meldrum and an existing ¾-inch irrigation water service to the parking lot area.
3. The 4-inch water main in Meldrum likely does not have adequate capacity or a fire line for the 6-story office building. Further discussion regarding a developer repay for a water main improvement in Meldrum will be needed.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit. Credit will be allowed for the existing water/sewer accounts on the property.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, 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.

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. A variance to the 2 year historic release rate may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221-6375 to determine the present Stormwater fees and runoff coefficient category.
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 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.
6. There is a storm drain in Meldrum with an inlet at the NW corner of Meldrum and Oak that can provide a deeper drainage outfall or the site can drain to the surrounding streets.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
8. The design of this site must conform to the drainage basin design of the Old Town 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 has the potential to affect several properties that are individually eligible for designation as Fort Collins Landmarks. Therefore the project will be reviewed for compliance with LUC Section 3.4.7, Historic and Cultural Resources.
2. 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. The western wall of the parking structure is

of particular importance in regards to compliance with this code section.

3. The applicant is encouraged to take advantage of complimentary reviews with the Landmark Preservation Commission Design Review Subcommittee very early in the project. These may be arranged by contacting staff.

Department: Fire Authority

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

1. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings or building additions that cause the building to be greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings.

Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01. This evaluation shall also apply to the proposed four story parking garage.

2. HIGH-RISE BUILDINGS

Should an occupied floor exceed 75' above the lowest level of fire department vehicle access, the building shall also comply with Sections 914.3.1 through 914.3.5 of the IFC.

3. WATER SUPPLY

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.

2006 International Fire Code 508.1 and Appendix B

4. AUTOMATIC FIRE SPRINKLER SYSTEM

Both mixed use buildings will require a full NFPA 13 automatic fire sprinkler system under a separate permit.

FIRE STANDPIPE SYSTEM

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.

2006 International Fire Code Sections 905 and 913

Standpipes will be required in the stairwells of the four story parking garage.

5. GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

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.

2006 International Fire Code 903.2.9 & 903.2.9.1

6. FDC

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.

2006 International Fire Code 912.2

7. STRUCTURES EXCEEDING 30' (OR THREE OR MORE STORIES) IN HEIGHT

In order to accommodate aerial fire apparatus access, 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.

2006 International Fire Code Appendix D; Poudre Fire Authority Administrative Policy 85-5

Aerial apparatus access is essential to firefighter roof access and rescue functions in the event of a fire. As the constraints of the site do not allow for this requirement to be met, further discussion is needed to determine how the intent of the fire code may be upheld by offsetting measures.

8. ROOF ACCESS

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.

2006 International Fire Code 504.3

9. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

10. KEY BOXES REQUIRED

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.

2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20. The number and location of Knox Boxes on these structures may be addressed at time of building permit.

11. COMMERCIAL KITCHEN HOODS

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.

2006 International Fire Code 609.2. This may be addressed at time of building permit.

Department: Environmental Planning

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

1. 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. As several 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.
2. 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: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. 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. At this time it appears that no additional right of way will be required for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
10. From the renderings it appears that Oak Street and Meldrum Street intersection is improved to an enhanced pedestrian amenity. Is it intended with this project that this intersection be improved to this condition?
11. There is an initial concern with the parking spaces that are being proposed to be removed along Meldrum Street near the intersection of Mountain Ave. Is the property on the corner at 401 Mountain Ave also owned by this projects owner? If both properties are under the same ownership than the proposed removal of parking could be supported. Additionally the loading zone parking space provided does not appear large enough for commercial deliveries as mentioned.
12. Is the parking structure proposed intended to be public or private parking or a combination? Preliminary internal discussion suggests that there has been no public/private agreements made or in the works at this point.
13. The overhang at the main entrance extends into the Public Right of Way. The City is currently in the process of creating guidelines to determine what encroachments require a revocable permit and which require a right of way easement. Right now this appears to be more consistent to requiring an easement which will need to be approved by City Council.
14. The sidewalk at the overhang canopy should extend underneath the canopy as well as wrap around the front

of it. This is to allow a straight path for pedestrians along the public sidewalk.

15. It appears that the office building will be gaining access through the back parking lot via the alley. Does the owner of this project own the property that access will be needed to be granted through? If the property is not owned by the same owners than an access easement will need to be provided if there is not already one.
16. Parking garage vehicle entrances can be a safety concern to pedestrians on sidewalks adjacent to these entrances. Consider recessing the vehicle entrance to provide sight distance for vehicles exiting.
17. It appears that the Alley adjacent to this project is currently paved. However, the condition of the alley will need to be documented and could potentially need to be brought up to standards or repaired as a part of this project.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. There is a utility easement in the Northwest corner of lot 5 block 81. The equipment in this easement will have to be relocated and it is likely that a new utility easement will need to be granted. In addition, there are electric lines in the alley which may be in conflict if there is excavation that will occur in the alley. Coordinate this relocation with Light and Power Engineering, 970-221-6700.
2. System modification charges and development charges will apply, contact Light and Power Engineering for an estimate of these charges.
3. If a fire pump is required, contact Light and Power Engineering for the wiring requirements on the pump.
4. Coordinate the meter and transformer locations with Light and Power Engineering.

Current Planning

Contact: Seth Lorson, 970-224-6189, slorson@fcgov.com

1. The proposed project is in the Canyon Avenue Subdistrict of the Downtown Zone District and the Transit-Oriented Development Overlay Zone (TOD). The proposed uses of the two separate structures are as follows:
6 Story Office Building: Administrative Review (Type 1), BUT if it is taller than 6 stories or 85' or greater than 25,000 square feet then it is subject to approval by the Planning and Zoning Board (Type 2).
Retail/Parking Structure: Type 2
Type 2 projects a neighborhood meeting is required 10 days prior to submittal, please contact me to schedule.
2. To mitigate the sheer height of the six story building on Meldrum, a larger stepback should occur at the fourth floor to make it more consistent with the existing building on the corner and be more human scale.
3. There are many opportunities for this building to provide ground level courtyards and/or plazas as required in 4.16(D)(5)(b)&(E)(1)(c) and 3.10.3(C).
4. Div. 4.16(D)(5)(e) requires high quality materials for the full height of the building on street-facing facades. Additionally, Sec. 3.5.3(E)(2)(a)(3) requires that all sides of the building "shall include materials and design characteristics consistent with those on the front." Thus, the parking structure on the alley needs to be treated with high quality materials consistent with the front.

5. The parking structure shall meet the design criteria found in Div. 4.16.(D)(6). This includes providing retail and other uses along the pedestrian frontage (including on Oak Street), architectural elements that encourage pedestrian activity and human scale, auto entrances to minimize pedestrian/auto conflict, and specifically (d) "the architectural design of structures shall be compatible in architectural design with adjacent buildings in terms of style, mass, material, height, roof pitch, and other exterior elements." This is in specific reference to the single-family houses directly to the west.
6. Div. 4.16(F) contains special provisions for the Civic Center Subdistrict. This includes a Civic Spine concept as outlined in the Downtown Civic Center Master Plan (this proposal is outside the spine), use of sandstone, and visual connection with existing civic buildings.
7. Sec. 3.5.1 regarding Building and Project Compatibility requires buildings "either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or ADJACENT, to the subject property." This means a special consideration of the much smaller houses across the alley to the west needs to be incorporated into the parking structure design. Sec. 3.5.1 (H) regarding Land Use Transition requires buffer yards and passive open space to enhance the separation between uses. The parking structure would better serve these requirements by setting back further from the alley and incorporating existing trees and high levels of landscaping. Also, the structure design should be articulated and follow the design standards as required on the front of the structure.
8. Sec. 3.5.1(G) Building Height Review requires that a height, view, shadow and light, privacy and neighborhood scale study be conducted and submitted as part of the proposal.
9. Please expand on the use and purpose of the 450 space parking structure. It seems that it is planned to serve more than only the proposed development. Is it public? Will it be used for the other Otterbox buildings in this area?
10. Sec. 3.5.3(D) and (E)(2) requires variation in massing. Although the commercial elements are well articulated, the parking structure along Oak Street and the alley needs further articulation.
11. The Development Standards for the TOD Overlay Zone only apply to property south of Prospect with the exception of 3.10.4(D) regarding Parking Structure Design. This section provides some requirements to avoid or mitigate pedestrian/auto conflicts, as well as pedestrian oriented design.
12. This area has a large amount of mature trees. Please provide a landscape plan outlining a tree mitigation plan and consider preserving as many as possible.
13. Bike parking is required per Sec. 3.2.2(C)(4).
14. In order to evaluate compatibility and context, please provide elevations of proposed buildings with adjacent existing buildings and provide sections from existing single-family houses to the west through the proposed building.
15. If the two buildings are to be developed separately, the wall that faces the south/north will have to meet all design standards.
16. The parking structure should be sensitive to the light spill over into the alley and the residential neighborhood to the west per 3.2.4 & 3.5.1(J).
17. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.

18. 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.
19. 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>.
20. 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.
21. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
22. 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.
23. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

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

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

City of Fort Collins
Building Services
Plan Review
416-2341