

# Conceptual Review Agenda

Schedule for 12/03/12 to 12/03/12

281 Conference Room A

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## Monday, December 3, 2012

Time	Project Name	Applicant Info	Project Description	Planner
9:00	500 Vine Drive - Solix Biosystems	Rich Schoonover 970-227-2515 rich.schoonover@solixbiosystems.com	This is a request to determine any issues surrounding the operation of outdoor algal growth/technology research and offices for longer-term lease by Solix Biosystems at 500 E Vine Drive (Parcel #s 9701306002, 9701306001, 9701308001, 9701300062). Solix is seeking to repair/replace the current chain-link fencing and install privacy screening as well as the placement of above-ground swimming pools for algal growth/research and associated supporting equipment including coolers, heaters, bulk CO2 storage, and concrete pads. The site is within the Community Commercial North College District (C-C-N) and the North College Corridor Plan; light industrial is permitted subject to administrative (Type 1) review.	Sherry Albertson-Clark
9:30	243 College Avenue - Office Building	Peter Kast 970-229-9900 pkast@realtec.com	This is a request to construct an office building located at 243 North College Avenue (Parcel #s 9711125014, 9711125008) and current home to the Whistle Clean Car Wash. The office building would likely be between 30,000 and 60,000 square feet and 3 or 4 stories. The site is in the Civic Center Subdistrict of the Downtown District (D) zone. Offices are permitted in the district/subdistrict subject to administrative (Type 1) review. If a single story will contain 25,000 square feet or more of floor area, Planning & Zoning Board (Type 2) review will be required.	Sherry Albertson-Clark

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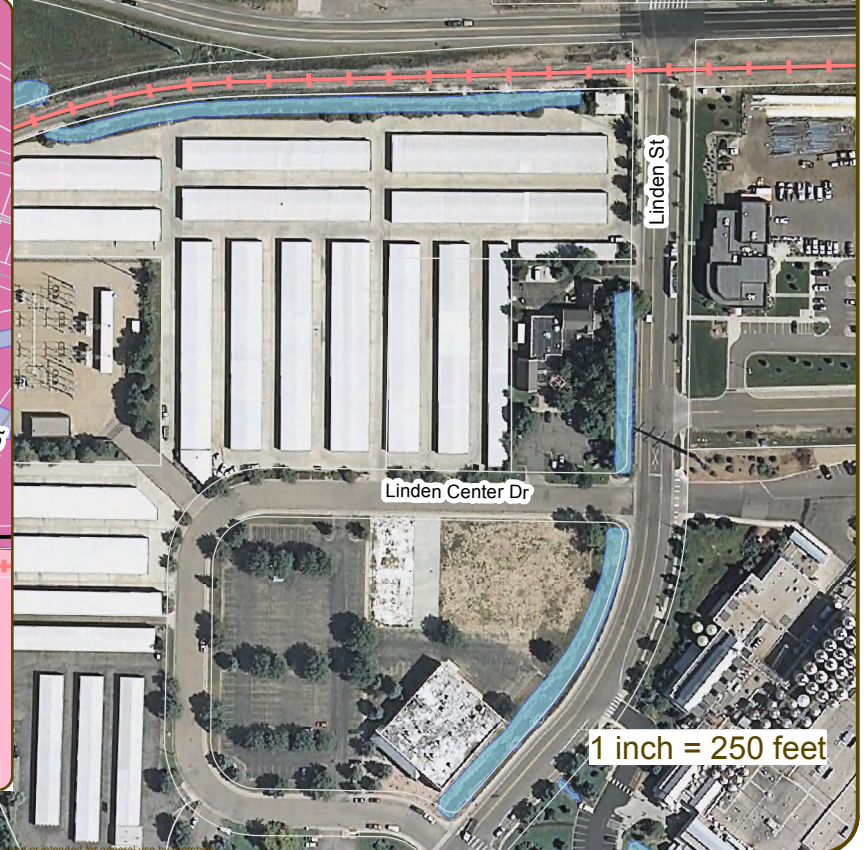
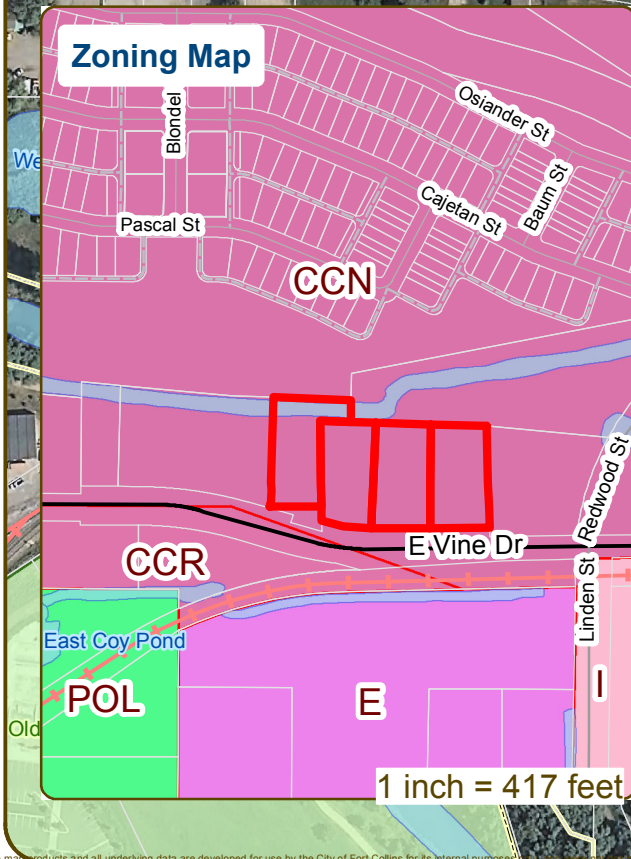
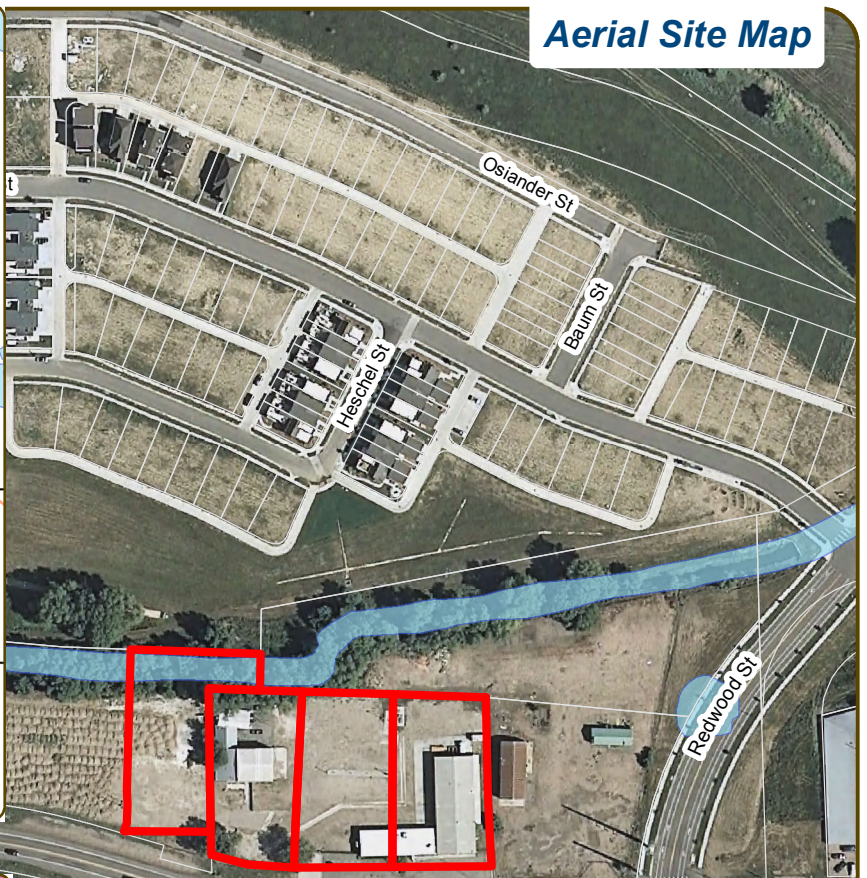
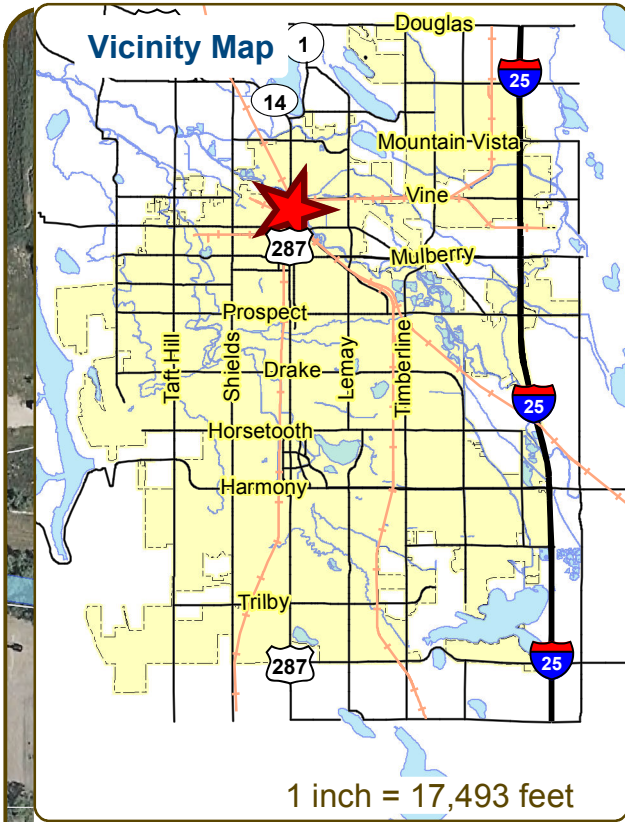
281 Conference Room A

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## Monday, December 3, 2012

Time	Project Name	Applicant Info	Project Description	Planner
10:15	121 Lake Street - Fraternity Addition	Bud Frick 970-484-1467 wjfdgrmp@gmail.com	This is a request for an addition of an existing fraternity house located at 121 East Lake Street (Parcel # 9713331019). In the front, the addition would include below grade ("sunken") bath facilities covered by a patio. A concrete slab is propped in the rear of the building. The site is within the Neighborhood Conservation Low Density District (N-C-L) and the fraternity is a non-conforming use, requiring Planning & Zoning Board (Type 2) review.	Courtney Levingston
11:00	Link-n-Greens Conceptual Review	Allen Ginsborg 970-377-1135 aginsborg@newmarkmerrill.com	This is a request for a phased project to include office/commercial and industrial space for Woodward as well as retail spaces in a campus-like setting located at the former Link-n-Greens Golf Course site at the southwest corner of Lincoln Ave and Lemay Ave (Parcel #s 9712400062, 9712400071, 971240006, 9712400017, 8707300096, 971240005, 8707300099). The project will require Planning & Zoning Board (Type 2) review.	Jason Holland

# 500 E Vine Dr Solix Biofuels



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CONCEPTUAL REVIEW: APPLICATION

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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) \_\_\_\_\_

RICH SCHOONOVER, COO

Business Name (if applicable) SOUX BIOSYSTEMS, INC.

Your Mailing Address 500 EAST VINE DR, FT. COLLINS, CO 80524

Phone Number 970-227-2515 Email Address RICH.SCHOONOVER@SOUXBIOSYSTEMS.COM

Site Address or Description (parcel # if no address) \_\_\_\_\_

500 EAST VINE DR., FT. COLLINS, CO 80524

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

SEE ATTACHED

Proposed Use OFFICE & SHOP Existing Use OFFICE & SHOP

Total Building Square Footage 12,031 S.F. Number of Stories 2 Lot Dimensions 2.06 ACRES

Age of any Existing Structures SITE ORIGINALLY DEVELOPED IN 1960.

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

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

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

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

Increase in Impervious Area ESTIMATE APPROX. 2,100 - 4,000 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?





## **RE: Conceptual Review for 500 East Vine Drive**

### **Solix BioSystems, Inc. (Solix)**

Solix was founded in 2006 with the intention of developing a massively scalable algae cultivation technology that would be suitable for cost efficient production of algae. Since its founding, Solix has continuously set the performance bar within its industry in terms of algae growth productivity, volumetric output of biomass and oil and technology commercialization. These achievements have been driven by the Solix management team whose experience in engineering, plant construction and operations, chemistry and company growth has driven year over year continuous improvement and the rapidly commercializing of its technology.

The Company is currently headquartered and has its product development facilities in Ft. Collins, Colorado. Prior to relocation to 500 East Vine Drive The Company was headquartered at 430B North College Ave. immediately behind the CSU Engines and Energy Conversion Laboratory. The Company also owns and operates a demonstration facility in Southwestern Colorado. Solix currently employs 17 people.

### **500 East Vine Drive**

Solix currently leases the property at 500 East Vine Drive and has been operating at this facility since May of 2012. Solix is determining the viability of entering into a longer term lease (12-24 months) with the property owner so that outdoor algal growth and technology development capabilities can be established at the site. The capabilities and scope of the development will be similar to that deployed at 430B North College Avenue prior to its decommissioning in April of 2012.

The Conceptual General Arrangement provided with the application illustrates the scale of development primarily:

1. Repair of current chain link fence to provide better security and the installation of a privacy screen for protection of intellectual property.
2. Installation of algal growth systems as shown in the conceptual drawing.
3. Installation of algal growth systems shall be limited to areas shown so as to not impact the current drainage of the site.
4. Bi-sect property with a chain link privacy fence on the western side of the property to increase security and section off a portion of the property for Innosphere overflow parking.
5. Electricity is distributed throughout the site and will be adapted to Solix's needs.
6. Heaters for the algal growth systems will be operated on propane as was done at the facility at 430B North College Avenue.
7. Waste water will be captured and hauled off for disposal.

The property is also part of the Inverness Innovation Park and is subject to certain covenants currently on file with Larimer County.



### Description of Algal Growth Systems

The systems used for research and development consist of basins which are modified above ground swimming pools of various sizes and configurations.

Solix's AGS4000, shown below, is a typical configuration.



Typical systems dimensions are 6'x 60', 12'x 60' and 12' x 120' with depths ranging from 27 to 45 inches. Ancillary support systems are trailer mounted as shown in the picture. As shown in the Conceptual General Arrangement, Solix anticipates installing three (3) basins in 2013 for the summer growing





season. Additional support equipment such as evaporative coolers, heaters and bulk CO2 storage will also be added and may require the addition of small concrete pads for support. These small pads would all be on grade and typically less than six inches thick.

### Site Configuration

The proposed arrangement of the systems, including possible future expansion, is shown in the Conceptual General Arrangement attached to this application. The configuration has been chosen such that existing concrete pads and level areas are used as much as possible so as to avoid any impact on site drainage and the Detention Pond Easement. With arrangement shown an estimated 2,100 – 4,000s.f. of additional Impervious Area to the site will be added to the site. It should be noted, however, that the basins have approximately two (2) to four (4) inches of additional capacity (i.e. freeboard) for capture of rainfall that should not be counted towards the Impervious Area calculation but that is included in the estimate stated above.



JND PIN BEARS S13°50'54"E 0.38'  
DM CALCULATED CORNER

59.25'

SOUTH  
46.99'

**PARCEL II**

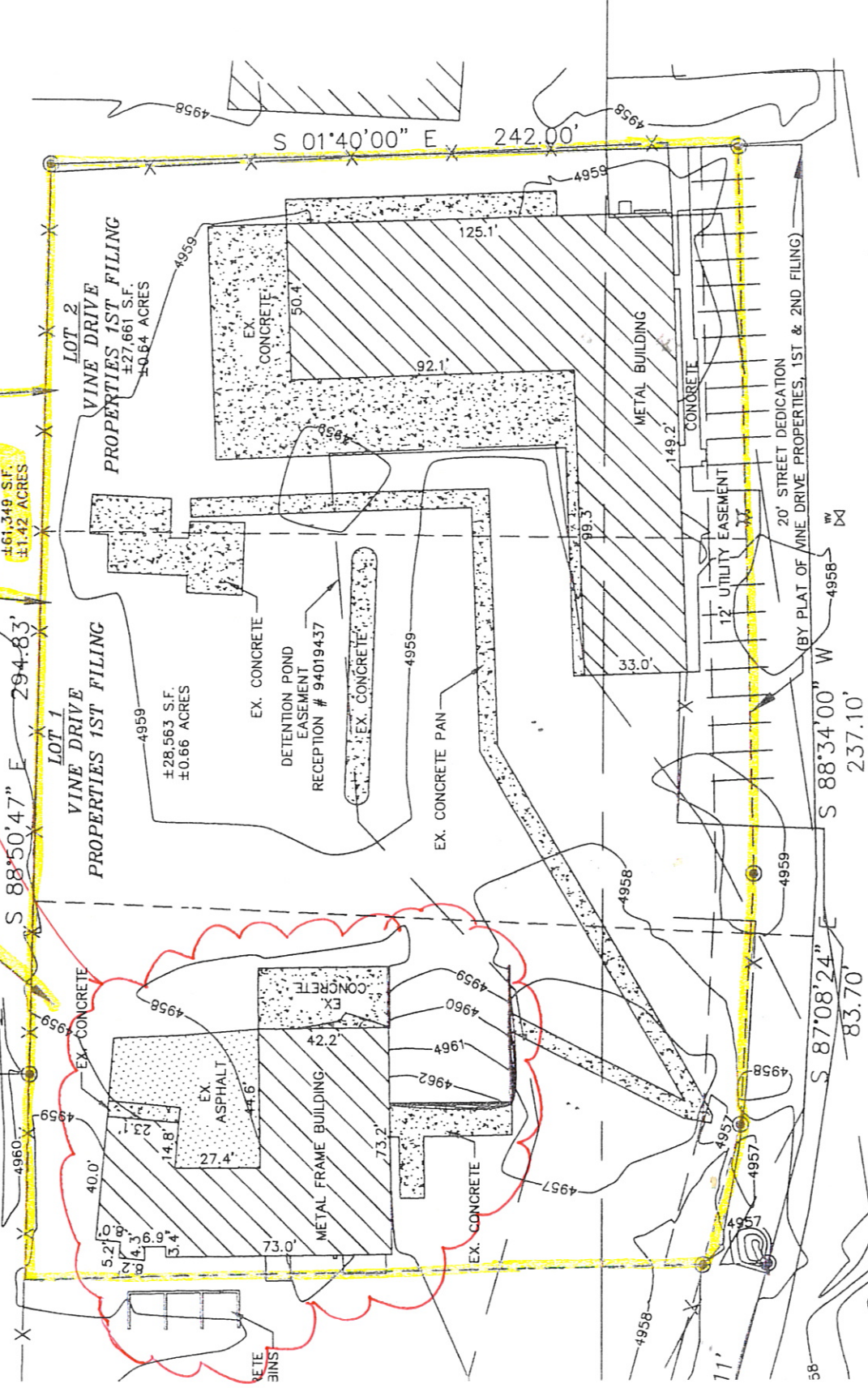
LOT 1  
VINE DRIVE  
PROPERTIES 2ND FILING  
±28,285 S.F.  
±0.64 ACRES

**BLDG & PADS REMOVED FROM S.M.E.**

**PARCEL I**

LOT 1  
VINE DRIVE  
PROPERTIES 1ST FILING  
±28,563 S.F.  
±0.66 ACRES

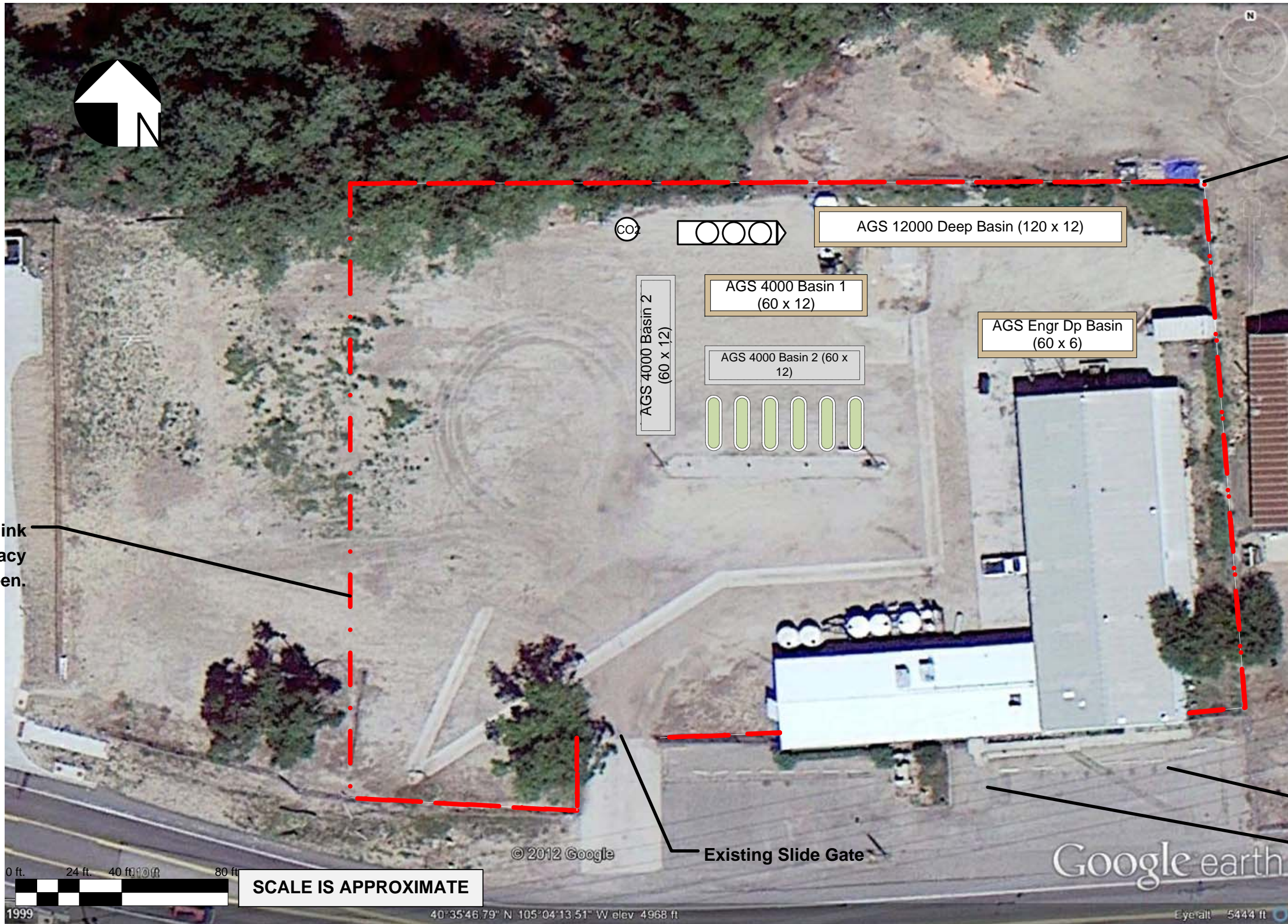
LOT 2  
VINE DRIVE  
PROPERTIES 1ST FILING  
±27,661 S.F.  
±0.64 ACRES



45' UTILITY EASEMENT  
(PER BOOK 2199, PAGE 108)

(M)





SCALE IS APPROXIMATE

HARD COPY DRAWINGS ARE FOR REFERENCE ONLY

<input type="checkbox"/>	PRELIMINARY FOR CUSTOMER REVIEW	APP BY: _____	DATE: _____
<input type="checkbox"/>	ISSUED FOR CONSTRUCTION	APP BY: _____	DATE: _____
<input type="checkbox"/>	AS BUILT	APP BY: _____	DATE: _____

THIS DRAWING OR ANY REPRODUCTION OF IT SHALL NOT BE USED FOR MANUFACTURE, PRODUCTION, OR PROCUREMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SOLIX BIOFUELS, USE OR REPRODUCTION FOR USE IN A NORMAL MANNER ASSOCIATED WITH GOODS OR SERVICES FURNISHED OR TENDERED BY SOLIX BIOFUELS IS APPROVED

**LEGEND**

	Stand-alone Instrument, Field Mounted
	Shared display/control, at Auxiliary Location Accessible to Operator (Main Control Box)
	Shared display/control, at Primary Location (Computer in Trailer)

REV. APP.	DATE	DESCRIPTION

**ENGLISH**  
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES

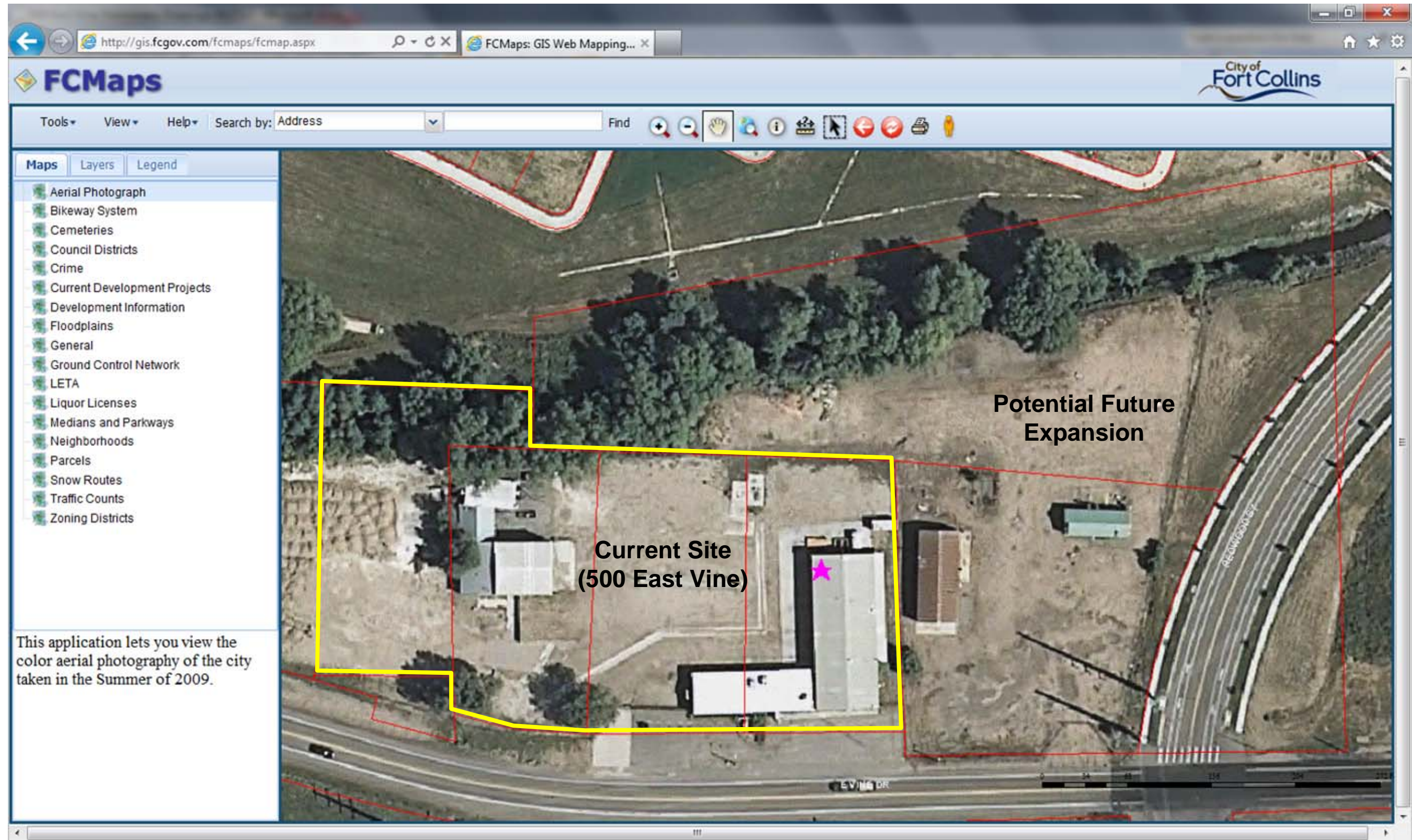
TOLERANCES ARE:  
 X=.1            .XX=.01  
 .XXX=.005    .XXX=.0001  
 X/Y=1/16      DEGREE=1°

ENGINEERED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SOLIX**  
CAD GENERATED DRAWING  
DO NOT MANUALLY UPDATE

500 East Vine Drive Fort Collins, CO 80524	
Conceptual General Arrangement	
DRAWING NO: _____	REV: <b>1</b>
SCALE: NONE	DO NOT SCALE DRAWING
SHEET 1 OF 1	








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TOLERANCES ARE:  
.X=.1      .XX=.01  
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500 East Vine Drive	
Fort Collins GIS Aerial	
DRAWING NO:	REV: <b>1</b>
SCALE: NONE	DO NOT SCALE DRAWING
SHEET 1 OF 1	



http://gis.fcgov.com/fcmaps/fcmap.aspx FCMaps: GIS Web Mapping...

# FCMaps

City of Fort Collins

Tools View Help Search by: Address i.e. 1515 Main St #12 Find

Maps Layers Legend

- Aerial Photograph
- Bikeway System
- Cemeteries
- Council Districts
- Crime
- Current Development Projects
- Development Information
- Floodplains
- General
- Ground Control Network
- LETA
- Liquor Licenses
- Medians and Parkways
- Neighborhoods
- Parcels
- Snow Routes
- Traffic Counts
- Zoning Districts

Currently Viewing City Floodplains  
There are both FEMA and City floodplains. This page only shows one set of these floodplains. Please click the button below to view the other set. **You must look at both sets to determine if a property is in the floodplain.**

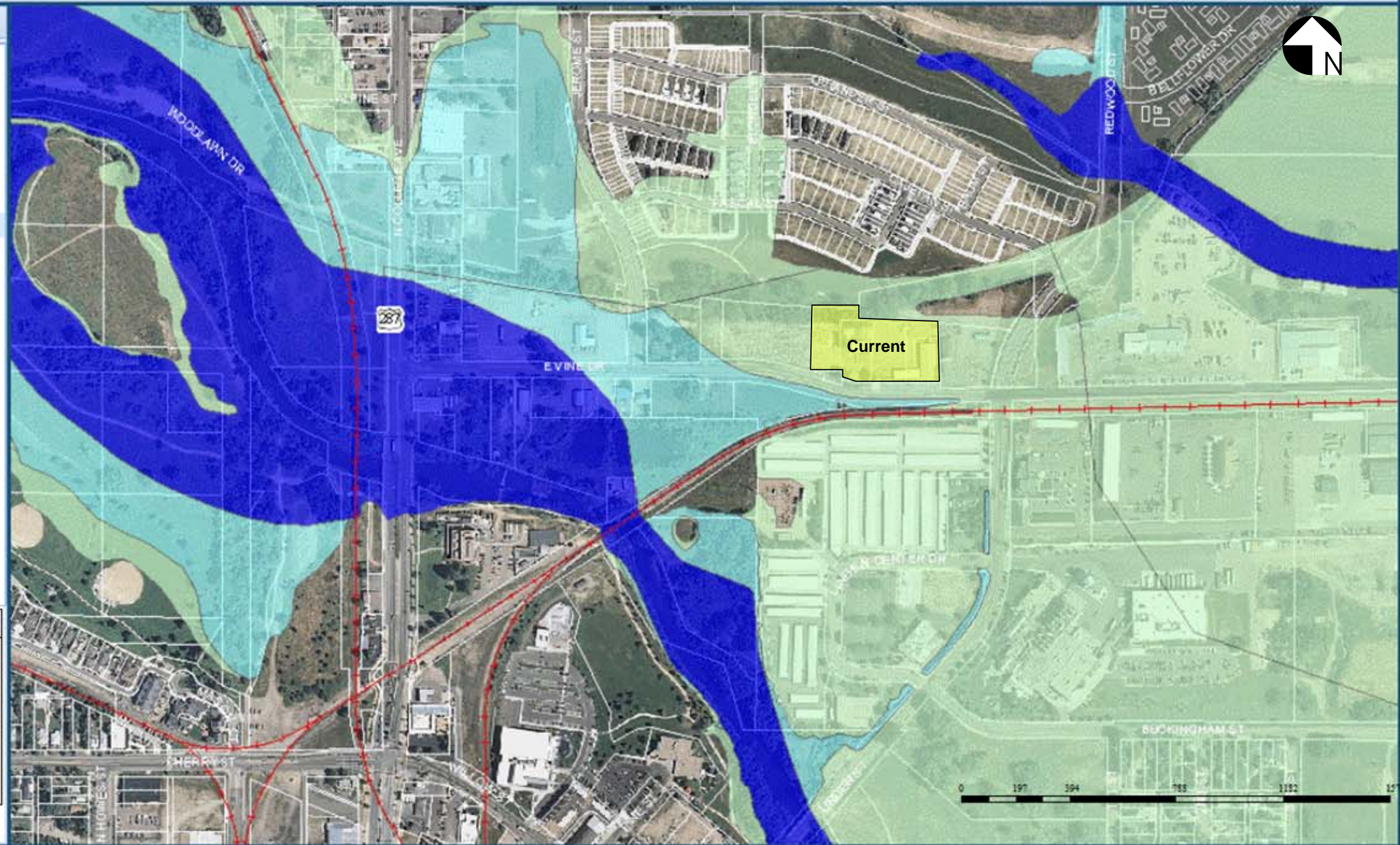
Switch Floodplains

The map displays an aerial view of a residential and commercial area in Fort Collins. A yellow rectangle highlights a property labeled 'Current'. Red lines on the map indicate floodplains. The interface includes a search bar with the address 'i.e. 1515 Main St #12', a legend on the left, and a 'Switch Floodplains' button at the bottom left. A north arrow is visible in the top right corner of the map area.

Property is not in a Fort Collins Flood Plane



- Maps
- Layers
- Legend
- Aerial Photograph
- Bikeway System
- Cemeteries
- Council Districts
- Crime
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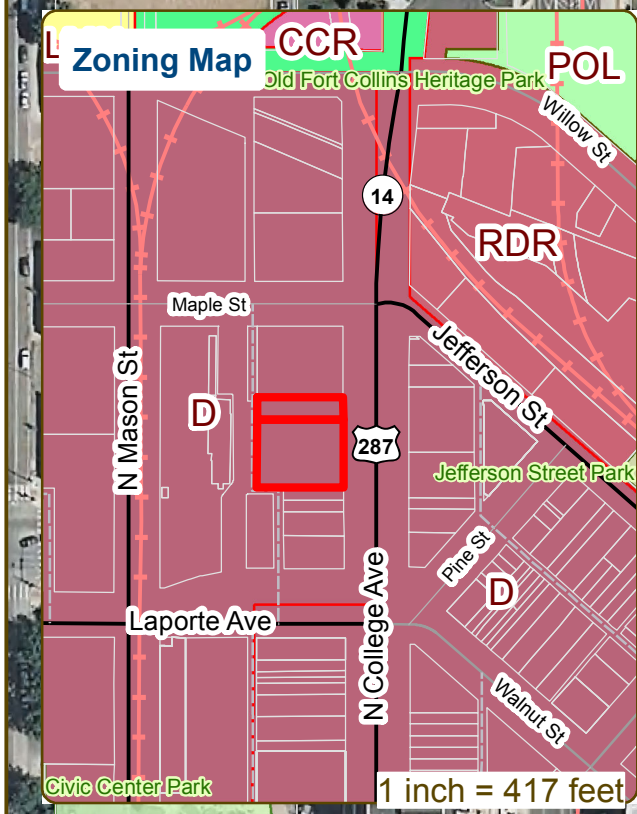
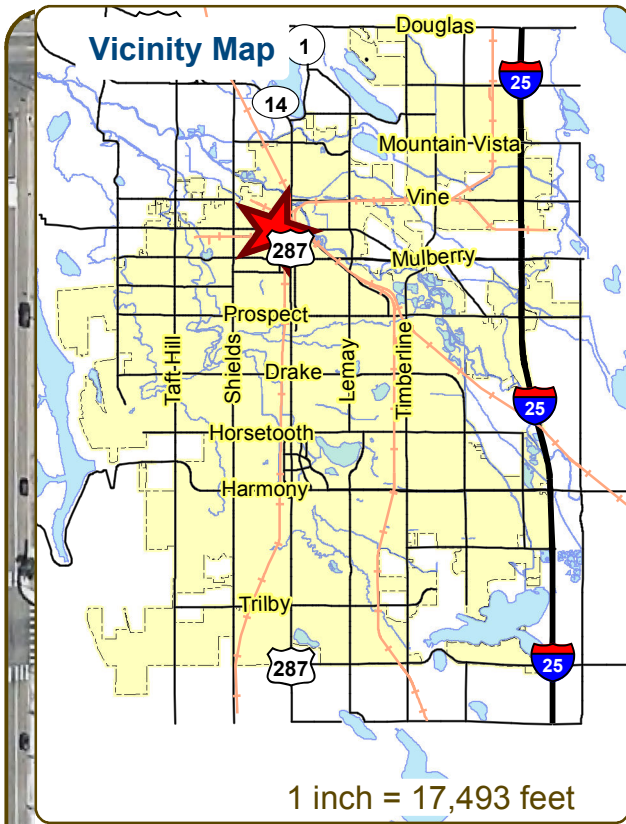


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# 243 N College Ave Office Building



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Peter KAST - Realtor

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 400 E. Horseback Rd, Suite 100, Ft. Collins

Phone Number 970-229-9900 Email Address PKAST@Realtor.com

Site Address or Description (parcel # if no address) 243 N. College

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Construction of a New Office Building

Proposed Use Office Existing Use Car Wash

Total Building Square Footage 30-60,000 S.F. Number of Stories 3-4 Lot Dimensions \_\_\_\_\_

Age of any Existing Structures 10,000 SF Car Wash Slab

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

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Increase in Impervious Area \_\_\_\_\_ S.F.

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

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N Mason St  
300

200

Maple St

100

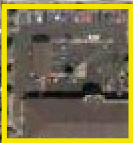
313

14

287

N College Ave

N Mason St



*Site*

200

La Porte Ave

100

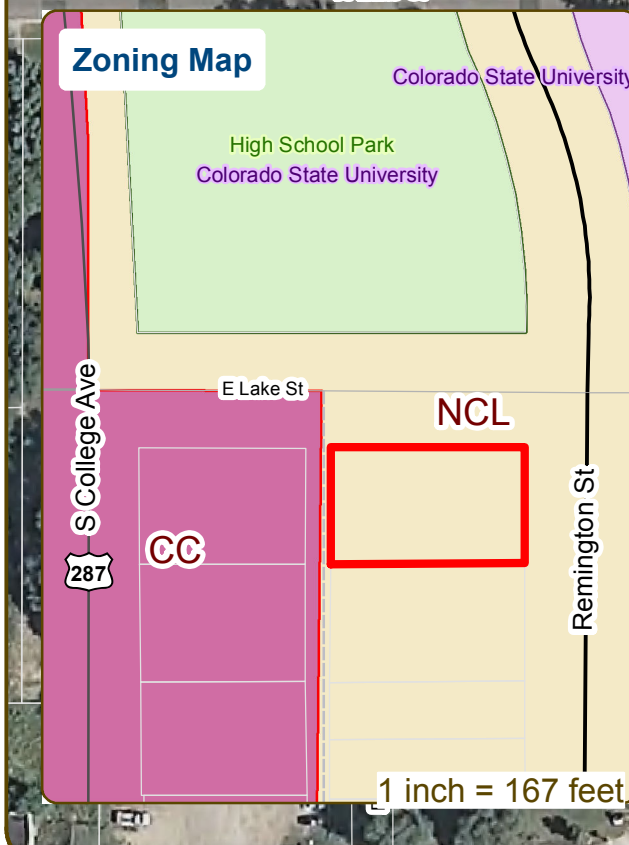
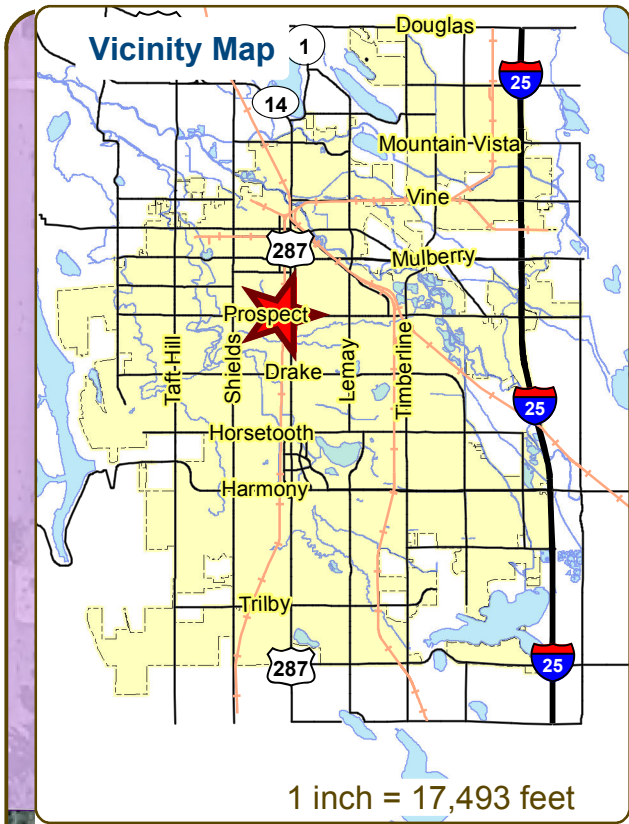
201

200

Pine St

287

# 121 E Lake St Fraternity House Addition



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Bud Frick W. J. FRICK DESIGN GROUP, P.C. ARCHITECT

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 520 W. COURSE AVE

Phone Number 974-1467 Email Address wjfdgrmp@gmail.com

Site Address or Description (parcel # if no address) \_\_\_\_\_

121 EAST LAKE

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

ADDING A SUNKEN ROOM & BATH FACILITIES & EXT. PATIO TO FRONT OF EXIST. FRATERNITY HOUSE. ADD CONC. SLAB @ SOUTH ALONG LENGTH OF HOUSE

Proposed Use FRATERNITY Existing Use FRATERNITY

Total Building Square Footage 981 S.F. Number of Stories 3 Lot Dimensions 100x170

Age of any Existing Structures 1933±

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

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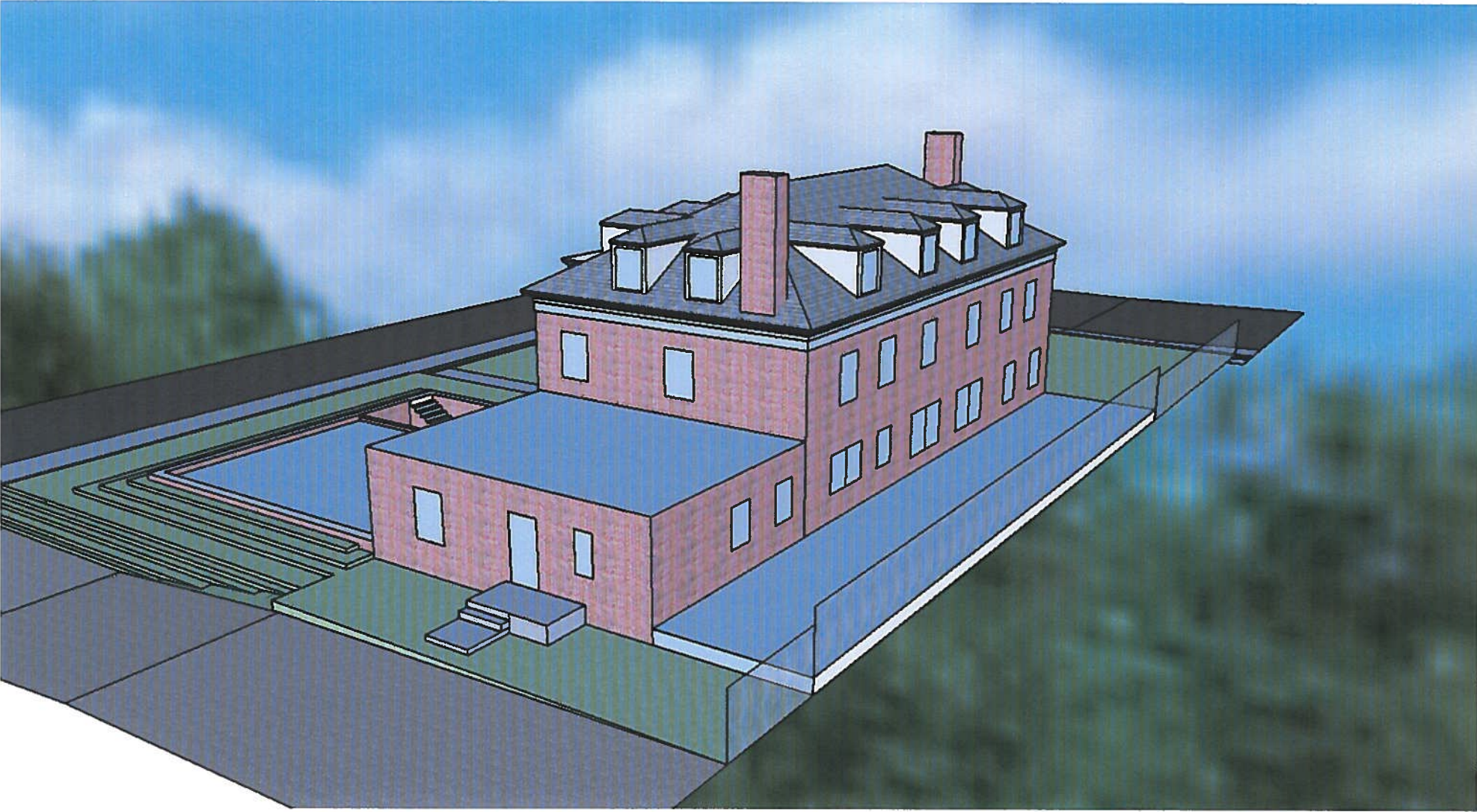
Is your property in a Flood Plain? [ ] Yes [X] No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: http://gis.fcgov.com/fcmaps/fcmap.aspx Click Floodplains tab and zoom to property.

Increase in Impervious Area 1639 FRONT + 1000 REAR S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

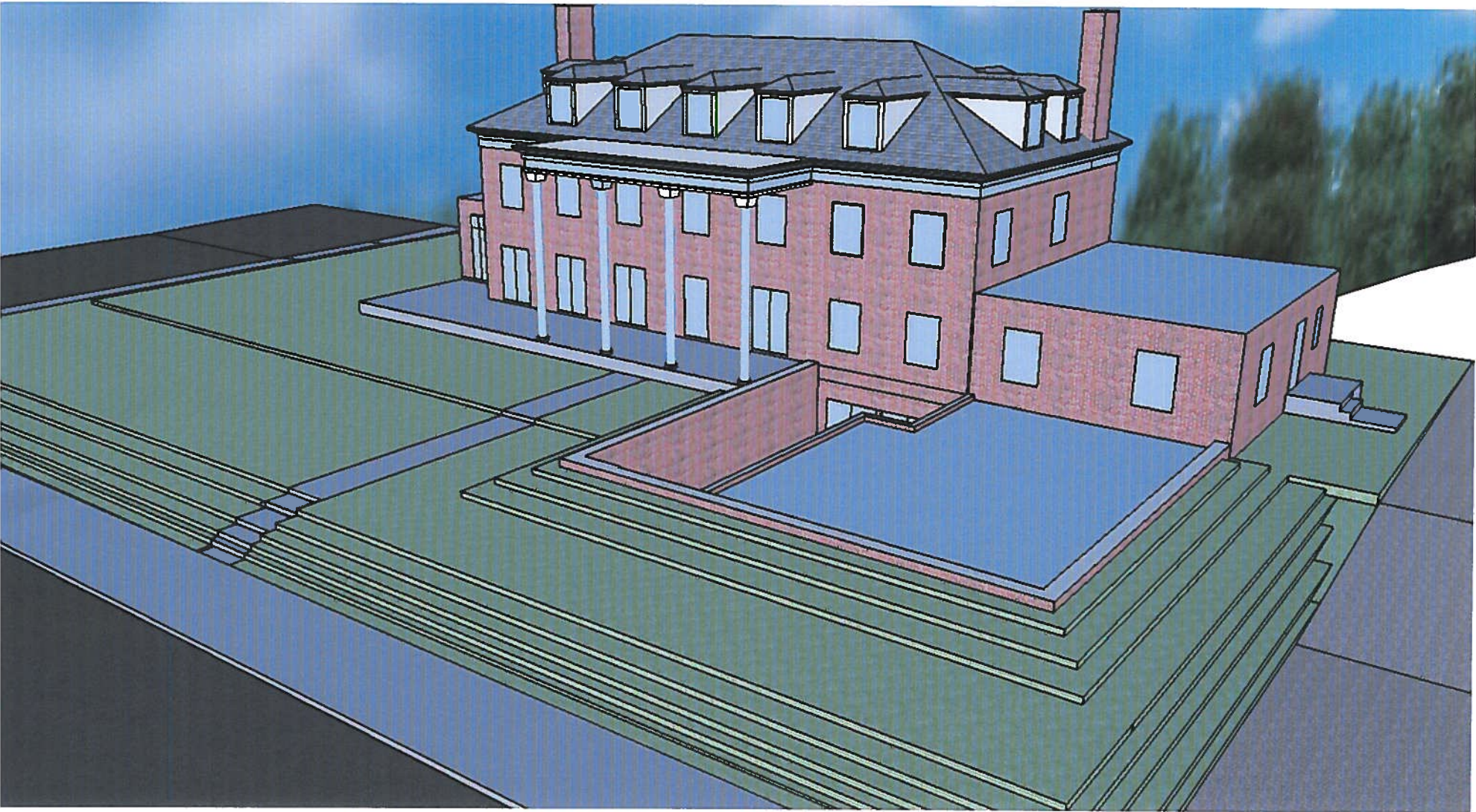
Suggested items for the Sketch Plan:

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?



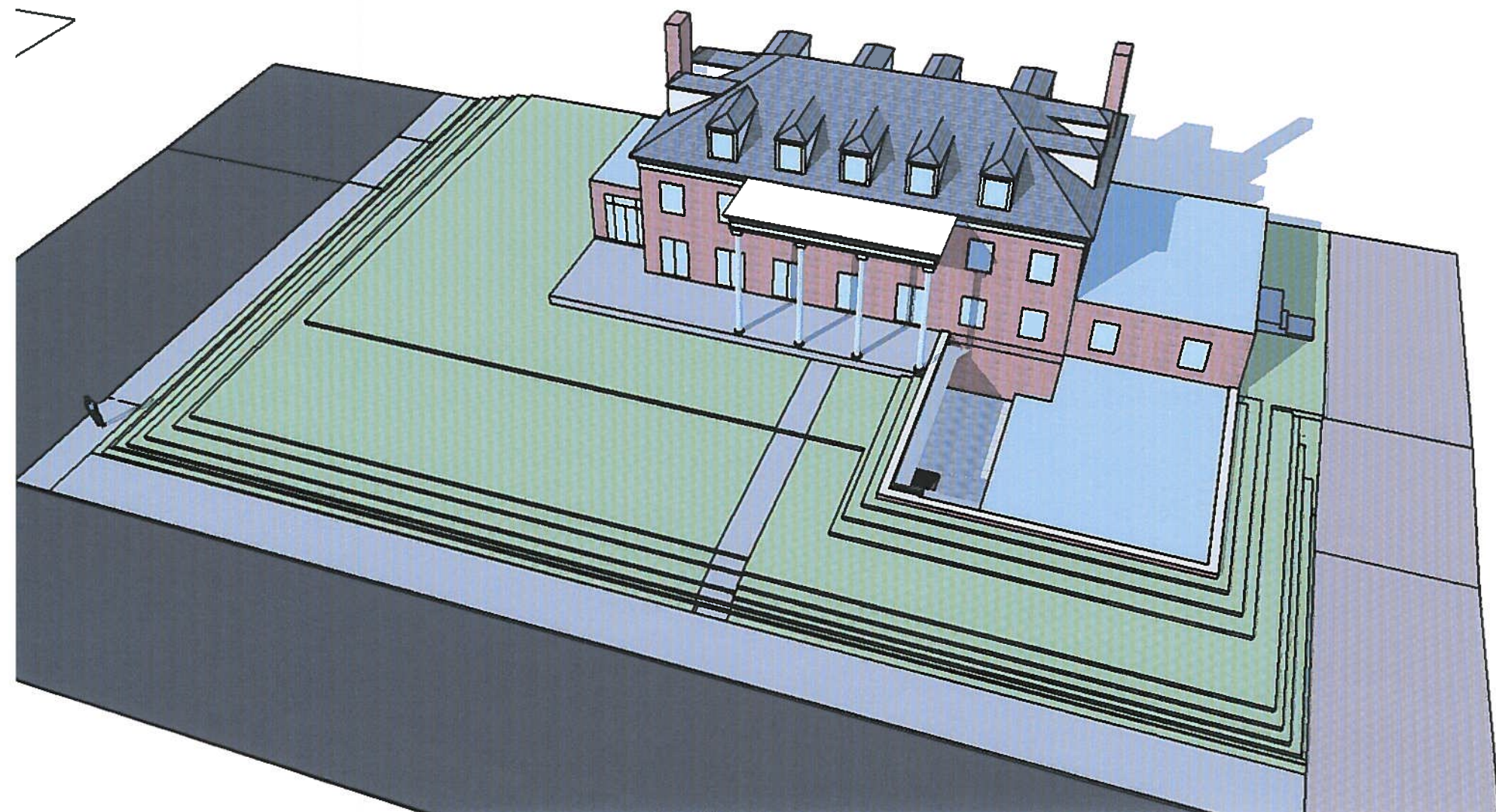
121 E. LAKE





121 E. LAKE

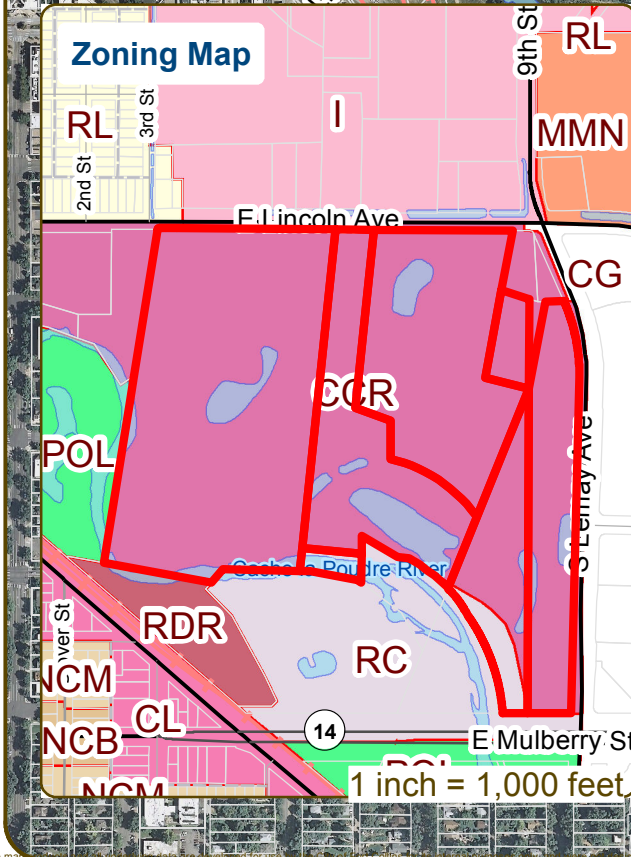
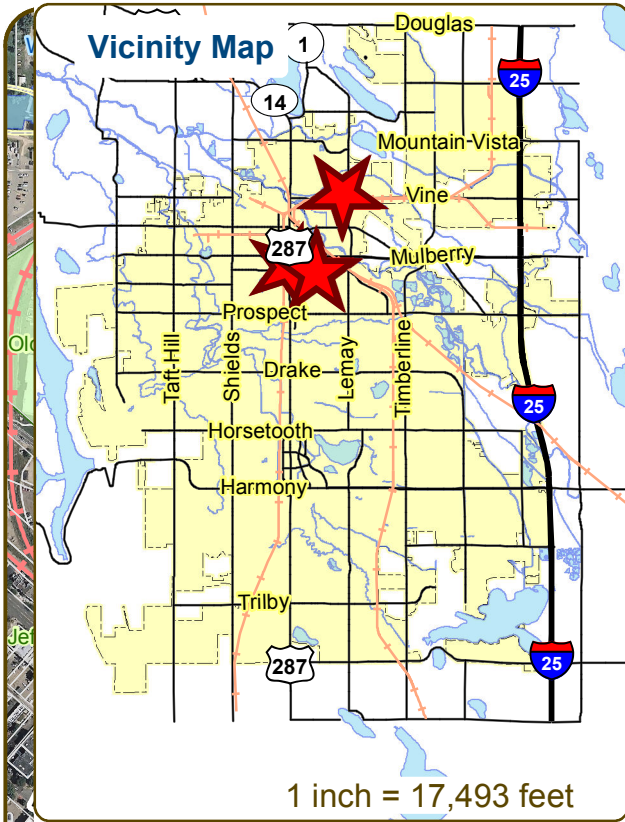




121 E. LAKE



# Link-n-Greens Woodward Campus



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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) \_\_\_\_\_

ALLEN GINSBERG

Business Name (if applicable) \_\_\_\_\_

NEW MARK MERRILL

Your Mailing Address \_\_\_\_\_

2720 COUNCIL TREE AVE, SUITE 230

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

377.1135

aginsborg@newmark-merrill.com

Site Address or Description (parcel # if no address) \_\_\_\_\_

Link-N-Greens golf course site, Lemay & Lincoln

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Phased PDP for new office/campus industrial/commercial use by Woodward, Inc.

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

campus industrial

golf course

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

±975,000

S.F. Number of Stories 1-3

Lot Dimensions N/A

Age of any Existing Structures \_\_\_\_\_

Barns on Colo. State Registry #5LR1568

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? FEMA-all 3

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

Increase in Impervious Area \_\_\_\_\_ S.F.

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

Suggested items for the Sketch Plan:

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EAST LINCOLN AVENUE

FULL MOVEMENT ACCESS

FULL MOVEMENT ACCESS

FUTURE BUILDING

FUTURE BUILDING

ENERGY TECHNOLOGY CENTER

PRODUCTION SUPPORT

FUTURE BUILDING EXPANSION

BACK PORCH RESTAURANT (NOT A PART)

ENGINE SYSTEMS (ES)

ES OFFICE

INDUSTRIAL TURBOMACHINERY SYSTEMS (ITS)

ITS OFFICE

CAFE

COURTYARD

OFFICE (HQ)

OFFICE (2 STORY)

OFFICE (1 STORY)

RESTAURANT (1 STORY)

COMMERCIAL (1 STORY)

BANK (1 STORY)

RESTAURANT (1 STORY)

RESTAURANT (1 STORY)

RIGHT-IN/ RIGHT-OUT LEFT-LAN ACCESS

SOUTH LEMAY AVENUE

SIGNALIZED FULL MOVEMENT ACCESS

E. MAGNOLIA STREET

RIGHT-IN/ RIGHT-OUT ACCESS

ENGINE SYSTEMS (ES)

FLOODWAY

PROPOSED TRAIL LOCATION

300' BUFFER LINE

POND/ WETLANDS

FLOODWAY

EXISTING TOP OF BANK

EXISTING TRAIL

WOODWARD - LINK-N-GREENS  
CONCEPTUAL SITE PLAN

NOVEMBER 19, 2012

EAST MULBERRY STREET (SH 14)