

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING
FINDINGS AND DECISION**

HEARING DATE: December 5, 2013

PROJECT NAME: Meldrum Office Building (111 South Meldrum)

CASE NUMBER: #PDP 130027

APPLICANT/OWNER: 111 Meldrum LLC (Blue Ocean Enterprises)
416 West Oak Street
Fort Collins, CO 80521

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This PDP proposes the demolition of the existing building at 111 South Meldrum (former Ulrich Blueprint) and construction of a 42,000 square foot, 6-story, commercial office building with 6 parking spaces inside a garage on the ground level. The PDP will remove 12 on-street parking spaces and expand the landscape parkway with rain gardens and landscape features to serve as an informal gathering space from the site to the corner of Meldrum Street and Mountain Avenue. The PDP also requests one Modification of Standard for a non-permitted building material (composite panel) exceeding a 5' by 3' vertical module.

SUMMARY OF DECISION: Approved with one condition

ZONE DISTRICT: Downtown (D), Canyon Avenue Sub-District, with Transit-Oriented Development (TOD) Overlay

HEARING: The Hearing Officer opened the hearing at approximately 5:30 p.m. on December 5, 2013, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: During the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; (2) application, plans, maps and other supporting documents submitted by the applicant; (3) written comments from the Downtown Development Authority and the Fort Collins Chamber of Commerce; and (4) email comments from Carl L. Denton, Gina Janett and Meg Dunn, with staff responses (the Land Use Code, the Comprehensive Plan and the formally promulgated polices of the City are all considered part of the record considered by the Hearing Officer).

TESTIMONY: The following persons testified at the hearing:

From the City: Cameron Glass, Ward Stanford

From the Applicant: Steve Schroyer, Chris Aronson, Brandon Grebe

From the Public: Nancy York, Bruce Froseth, Susan Kreul-Froseth

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.
2. The PDP complies with the applicable General Development Standards of Article 3 of the Code.
 - a. The PDP complies with Section 3.2.1, Landscaping and Tree Protection, because: the PDP provides full tree stocking and street trees throughout the site; two mature trees are being preserved, and the applicant is working with the City Forester on a tree mitigation plan for the three trees that will be removed.
 - b. The PDP complies with Section 3.2.2(C)(1), Safety, because pedestrians, bicycles and vehicles are separated to the maximum extent possible.
 - c. The PDP complies with Section 3.2.2(C)(4), Bicycle Facilities – Alternative Compliance, because there are 14 enclosed bicycle parking spaces and the intended use of the building will not generate bicycle parking demand exceeding the spaces provided.
 - d. The PDP complies with Section 3.2.2(C)(5), Walkways, because the walkways directly and continuously connect pedestrian points of origin and destination.
 - e. The PDP complies with Section 3.2.2(K)(2), Parking, because the PDP proposes less than the maximum number of spaces.
 - f. The PDP complies with Section 3.2.4, Site Lighting – Alternative Compliance, because the lighting plan accomplishes the purposes of this section equally well or better than would a lighting plan which complies with the standards of the section, in that the site is not nearby a natural area, and the lighting enhances neighborhood continuity and connectivity, fosters non-vehicular access by providing softly lit sidewalks and plaza space for pedestrians, and demonstrates innovative design by lowering light intensity by reflecting it off trees and building walls.
 - g. The PDP complies with Section 3.5.1, Building and Project Compatibility, because: though the building is taller by three stories than the existing commercial building to the north; facades are broken into distinct modules that help reduce the perceived size; the building is set back from the alley by a parking lot; the PDP does not substantially alter the opportunity for desirable views of the mountains from public places; and the PDP does not adversely affect the surrounding properties by casting shadows that would preclude the functional use of solar energy technology.
 - h. The PDP complies with Section 3.5.3, Mixed-Use, Institutional and Commercial Buildings, because: the main entrance of the building faces the public sidewalk; the building provides both vertical and horizontal variation throughout the building; the building provides a variety of high-quality materials utilizing traditional building material such as brick and stone; and the design provides interest and wall articulation along connecting walkways at intervals more frequent than the required 30 feet.

3. The TOD overlay zone standards do not apply to this PDP.
4. The PDP complies with the applicable standards contained in Article 4 of the Code for the D zone district, Canyon Avenue sub-district.
 - a. The PDP complies with Section 4.16(B), Permitted Uses, because commercial offices are permitted uses in the D zone district and the Canyon Avenue sub-district, subject to administrative review.
 - b. The PDP complies with Section 4.16(D), Building Standards, because: the PDP includes a landscape setback; the building height is 85'; the building provides a clearly-defined base and upper floor setbacks; the building mass will not significantly diminish access to sunlight, mountain views or other historic resources; the building uses high-quality materials at the pedestrian level; and the streetscape integrates with the property to the north.
 - c. The PDP complies with Section 4.16(E), Site Design, because the site has 75' of street frontage and has proposed to utilize an expanded parkway combined with the property to the north to create a public plaza space to promote gathering.
5. The Modification of Standard (Section 4.16(D)(5)(e) – Exterior Façade Materials) meets the applicable requirements of Section 2.8.2(H) of the Code.
 - a. The Modification would not be contrary to the public good.
 - b. The Modification will not diverge from the standards of the Code except in a nominal, inconsequential way when considered from the perspective of the entire PDP.
 - c. The request for a Modification of Standard to permit the use of composite panel material in modules larger than 3' by 5' is not detrimental to the public good and will promote the general purpose of the standard equal to or better than compliance with Section 4.16(D)(5)(e), because the material does not detract from the architectural interest of the building and continues to promote a sense of human scale and pedestrian-oriented character.

DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The PDP and the Modification of Standard are approved with the following condition:
 - a. Prior to re-paving the alley, the applicant/owner shall work with the City and/or the Downtown Development Authority to consider alternatives to a full re-paving of the alley to the west of the PDP site, and possibly converting the alley into a one-way alley.

DATED this 17th day of December, 2013.



Kendra L. Carberry
Hearing Officer



ITEM NO _____

MEETING DATE December 5, 2013

STAFF Seth Lorson

ADMINISTRATIVE HEARING

STAFF REPORT

PROJECT: Meldrum Office Building (111 S. Meldrum), #PDP130027

APPLICANT/OWNER: 111 Meldrum LLC (Blue Ocean Enterprises)

416 West Oak Street

Fort Collins, CO 80521

PROJECT DESCRIPTION:

This project proposes to demolish the existing building at 111 S. Meldrum (former Ulrich Blueprint) and construct a 42,000 square foot, 6-story, commercial office building with 6 parking spaces inside a garage on the ground level. The project proposes to remove 12 on-street parking spaces and expand the landscape parkway with rain gardens and landscape features to serve as informal gathering space from this site to the corner of Meldrum St. and Mountain Ave. The site is in Downtown District (D), Canyon Avenue Sub-District and the Transit-Oriented Development (TOD) Overlay Zone. In the Downtown District commercial offices are subject to review and approval by an Administrative Hearing Officer. The project is requesting one modification of standard by proposing a non-permitted building material (composite panel) exceeding a five feet horizontal by three feet vertical module. The rest of the building consists of brick and natural stone with a steel frame entry feature and canopy.

RECOMMENDATION: Approval

EXECUTIVE SUMMARY:

The proposed PDP has been reviewed by staff and is in compliance with all applicable Land Use Code (LUC) standards with the exception of the proposed modification of standard for which staff is recommending approval based on the finding that the proposal “will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard” (Sec. 2.8.2.).

COMMENTS:

1. Background

The initial development concept for this project included a 450 space, mixed-use parking structure wrapped in ground floor retail. The parking structure was subsequently dropped from consideration and is not part of the development application. The applicant presented the initial office building/mixed-use parking structure concept at the neighborhood meeting, with much of the public discussion centered on potential traffic and compatibility impacts attributed to the mixed-use parking structure.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Downtown (D)	Commercial office
South	Downtown (D)	Parking lot
East	Downtown (D)	Parking lot
West	Neighborhood Conservation, Medium Density (N-C-M)	Single-family residential

2. Compliance with Applicable Downtown (D) District Standards [Division 4.16]

A. **Purpose:** The purpose of the Downtown District is as follows:

The Downtown District is intended to provide a concentration of retail, civic, office and cultural uses in addition to complementary uses such as hotels, entertainment and housing. It is divided into three (3) subdistricts as depicted on Figure 18. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for quality development that maintains a sense of history, human scale and pedestrian-oriented character.

The proposed project is consistent with the stated purpose of the zone district as the project proposes a commercial office building with extensive improvements to the pedestrian environment.

B. **Permitted Land Uses:** [Section 4.16 (B)] The proposed use of *Commercial Office* is permitted in this zone district and the Canyon Avenue Sub-district subject to administrative review by a Hearing Officer (Type 1).

C. **Building Standards:** [Section 4.16 (D)]

1) *Setback from Streets:* A landscape setback with unspecified dimensions is required on all block faces west of Mason Street. The proposed building provides a landscape setback ranging between 2 and 4 feet.

2) *Building Height:* The height limit for this block of downtown is 5 – 6 stories or +/- 85 feet. The proposed building is 6 stories totaling 85 feet in height.

3) *Building Mass Reduction for Taller Buildings (over three [3] stories):* Taller buildings are required to provide a clearly defined base portion of one or two stories with upper floor setbacks. The purpose is to provide a pedestrian-scale along sidewalks and outdoor spaces, and preserve sunshine patterns and views. The applicant worked extensively with staff to clearly define a base

portion of the building by utilizing a strong natural stone base and entry feature, a middle section of red brick and windows with traditional sills and lintels, and a top section that steps back in multiple tiers and is constructed with a high quality composite panel. (See Architectural Elevations and Perspectives.) Additionally, the applicant has provided shadow and viewshed studies showing that the building mass does not significantly diminish access to sunlight, views of the mountains or other historic resources (see attached).

- 4) *Building Character and Facades*: Buildings shall not have blank walls that face a public street exceeding 50 feet in length, be constructed with high quality materials, and promote outdoor activity with balconies and courtyards. The building provides high quality material at the pedestrian level including natural cut stone and steel canopy framing. The streetscape integrates with the property to the north providing boulders for seating, rain gardens and landscaping.

D. Site Design Standards: [Section 4.16 (E)]

- 1) *Site Design*: Buildings that are four stories or taller must provide an easily accessible and highly visible public plaza that promotes active and passive activities. The site has 75 feet of street frontage and has proposed to utilize an expanded parkway within the right-of-way (by removing the on-street parking) combined with the property to the north (which the applicant also owns) to create a public plaza space to promote passive gathering amongst the landscaping and stone seating.

3. Compliance with Applicable General Development Standards – Article 3

A. Site Planning and Design Standards [Division 3.2]

- 1) *Landscaping and Tree Protection*: [Section 3.2.1] – The Project Development Plan provides full tree stocking and street trees throughout the project site. Street trees are shown, where possible, in landscaped parkways. The applicant is preserving two mature trees in the landscape parkway and is working with the City Forrester on a tree mitigation plan to compensate for the removal of 3 trees on the site.
- 2) *Landscape standards (E)*: All non-paved areas of the site plan are proposed as landscaped areas including turf, shrubs, flower beds and foundation plantings (see landscape plan). Detailed planting plans will be provided at Final Plan.
- 3) *Access, Circulation and Parking* [Section 3.2.2]
 - a. *Development Standards* [Section 3.2.2 (C)]:

- i. *Safety Considerations:* [Section 3.2.2 (C)(1)] — Pedestrians, bicycles and vehicles are separated to the maximum extent possible in the proposed plan. Six parking spaces are proposed inside a private garage that is accessed from the abutting alley via an access easement through the parking lot at 417 Mountain Avenue. Easements necessary to provide legal access to the parking are shown on the plat.
- ii. *Curb cuts and ramps* [Section 3.2.2 (C)(2)] No curb cuts and ramps are proposed with this application.
- iii. *Site Amenities and Bicycle Facilities:* [Section 3.2.2 (C)(3) and (4)] Required bicycle parking for this development is as follows: 1 space per 4,000 square feet [42,000 s.f. / 4,000 = 10.5 spaces] provided at 20% enclosed and 80% fixed.
 1. *Alternative Compliance:* The plan proposes 14 enclosed parking spaces within the building and 0 fixed spaces. The property to the north provides 6 fixed bicycle parking spaces and the applicant's perspective is that the intended use of the building will not generate bicycle parking demand exceeding the spaces provided. Please see the attached alternative compliance request. Staff finds that the proposal for alternative compliance accomplishes the purposes of Section 3.2.2 equally well or better than would a bicycle parking plan that complies with the standards.
- iv. *Walkways:* [Section 3.2.2(C)(5)] Walkways within this site directly and continuously connect pedestrian points of origin and destination.
- v. *Parking:* [Section 3.2.2(K)] Nonresidential uses are limited to a **maximum** number of parking spaces. Specifically, office use is limited to 1 space per 0.75 employee or 3 spaces per 1,000 square feet. The project is proposing to remove 12 abutting on-street parking spaces within the ROW in order to expand the landscape parkway for landscaping and public gathering space. Various City departments, including Parking Services, Sustainability, Traffic Operations, Development Review Engineering, Capital Projects, Stormwater, and Planning, have reviewed the request for removal of the 12 on-street parking spaces and determined that the number of removed spaces represents a minimal impact to parking supply when viewed in the context of the larger district. The City is pursuing a more comprehensive parking solution to address needs within the Downtown Canyon Avenue subdistrict. The development is proposing 6 on-site parking spaces in a private parking garage: 5 standard spaces and 1 handicap and van accessible space. Blue Ocean/Otterbox has roughly 550 employees spread out through the Downtown area,

primarily along Meldrum Street and Canyon Avenue, of which an estimated 7-10% use alternative modes to get to work. They presently provide 302 private parking spaces within the immediate area, with the closest parking being 65 leased spaces in the Key Bank lot on the northwest corner of Meldrum and Oak. Further, Blue Ocean and the City of Fort Collins are discussing partnership opportunities for a new parking structure in the Meldrum Street area (such as the one that was presented in the neighborhood meeting) in order to absorb the growing parking needs within this area of Downtown.

- b. *Site Lighting:* [Section 3.2.4] The applicant is proposing an Alternative Compliance (3.2.4(E) request for the method of site lighting. Proposed lighting includes fixtures that are up-cast (fixtures DD, KK, & HH) and the light projected 20 feet beyond the property line exceeds 0.1 foot candles. Section 3.2.4(D)(3) requires light sources to be fully shielded and minimize up-light to avoid unnecessary diffusion on adjacent property.
 - i. *Alternative Compliance: (3.2.4(E)* The proposed alternative compliance is considered based on the “extent to which the proposed design protects natural areas from light intrusion enhances neighborhood continuity and connectivity, fosters non-vehicular access, and demonstrates innovative design and use of fixtures or other elements.”

City Staff and the applicant agree that the basic format of a photometric plan does not provide the detail necessary to “tell the story” of site lighting because it measures foot-candles on a single plane, the ground.

The alternative compliance proposal compares this site with the Otterbox Headquarters (209 S. Meldrum) because it uses the same fixtures. City Staff met the applicant on-site to inspect the lighting to address two different purposes: light levels that will promote public safety, and protect adjacent properties from adverse glare impacts. Site inspection showed that, taken as a whole, fixtures cast a soft light that is pleasant and bright enough to see another person anywhere on the site. The up-casting fixtures (DD) shine on the trees and create an ambient light that does not seem to adversely encroach onto adjacent properties. In order to mitigate possible negative impacts, the applicant is proposing to incorporate honeycomb louvers and glare shields into the light fixtures. The up-casting fixtures (KK) are decorative lighting which light the brick wall in a cross form which does not diffuse off the site due to eave overhangs. The spillover light beyond the maximum permitted distance of 20 feet does not exceed

beyond the street curb line. The light spill over is due to the encroachment of the canopy entry feature which is subject to approval of a ROW encroachment permit. Please see the applicant's alternative compliance request letter attached.

Staff finds that the proposal for alternative compliance accomplishes the purposes of Section 3.2.4 equally well or better than would a lighting plan which complies with the standards of the section. Proposed lighting complies with previously mentioned review criteria, in that the site is not nearby a natural area, it enhances neighborhood continuity and connectivity, fosters non-vehicular access by providing softly lit sidewalks and plaza space for pedestrians, and demonstrates innovative design by lowering light intensity by reflecting it off trees and building walls.

B. Building Standards [Division 3.5]

1) *Building and Project Compatibility* [Section 3.5.1]

Architectural Character, Building Size, Mass and Scale, Building Materials, Building Color, and Building Height Review [Section 3.5 (B), (C), (E), (F), and (G)] – The proposed building is taller by three stories than the existing commercial building to the north. Facades are broken into distinct modules that help reduce the perceived size. The base consists of the first floor and the entry feature that is three stories tall. The middle section is three and four stories of masonry which creates a pronounced principal element that is similar in size to the existing building to the north. The top section is set back and consists of a color (gray) and material (large module composite panels) that helps to reduce the perceived building mass and bulk. Across the alley to the west are single-family houses. The proposed building is setback from the 20 foot wide alley by a 65 foot deep parking lot. The top story on the rear side is setback 29 feet from the face of the building helping to reduce the overall perceived size.

Buildings exceeding 40 feet in height are subject to additional review to maintain desirable views from public spaces, to mitigate substantial adverse impacts of shadowing, and ensure privacy and compatibility with neighborhood scale. The applicant has provided a view study that shows the proposed development does not substantially alter the opportunity for desirable views of the mountains from public places (see attached). The applicant has also provided a shadow study showing that the proposed building does not adversely affect the surrounding properties by casting shadows that would preclude the functional use of solar energy technology.

2) *Mixed-Use, Institutional, and Commercial Buildings* [Section 3.5.3]

- a. *Relationship of Buildings to Streets, Walkways, and Parking.* The main entrance of the building faces directly onto the public sidewalk.
- b. *Variation in Massing.* The proposed building provides both vertical and horizontal variation throughout the building. Where there are changes in material, the building articulates, thereby breaking the building mass up into modules (see perspective renderings).
- c. *Character and Image.* The proposed building provides a variety of high-quality materials utilizing traditional building material such as brick and stone. The design provides interest and wall articulation along connecting walkways at intervals more frequent than the required 30 feet.

4. Development Standards for the Transit-Oriented Development (TOD) Overlay Zone [Division 3.10]

The standards contained in the TOD Overlay Zone are not applicable as they pertain to properties south of Prospect Road and to projects including parking structures.

5. Modification of Standards [Division 2.8]

A. Canyon Avenue and Civic Center: Exterior façade materials [4.16(D)(5)(e)]

The applicant is requesting a modification to the standard that requires the following material to be used for the full height of a building in the Canyon Avenue Subdistrict of the Downtown District in modules not to exceed 5 feet horizontally and 3 feet vertically: stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, architectural metals or any combination thereof.

The applicant proposes to use a composite building material not included on the list of acceptable materials, and that is configured in excess of the maximum allowable module dimensions. The material is a high-quality durable cement composite with panel sizes of 4 feet by 8 feet. This material is principally applied to the upper three stories of the building where there is less need for architectural interest created by material and texture because it is so far from the pedestrian level. The material has a smooth finish and is proposed in a few tones of gray. Larger panels and the gray tones will help the upper stories appear less prominent and to visually recede.

Staff concurs with the applicant that the use of composite panel material in modules larger than 3 feet by 5 feet is not detrimental to the public good and will promote the general purpose of the standard equal to or better than other approved building materials configured in compliance with Section 4.16(D)(5)(e). This is because the materials do not detract from the architectural interest of the building and promote a sense of human scale and pedestrian-oriented character.

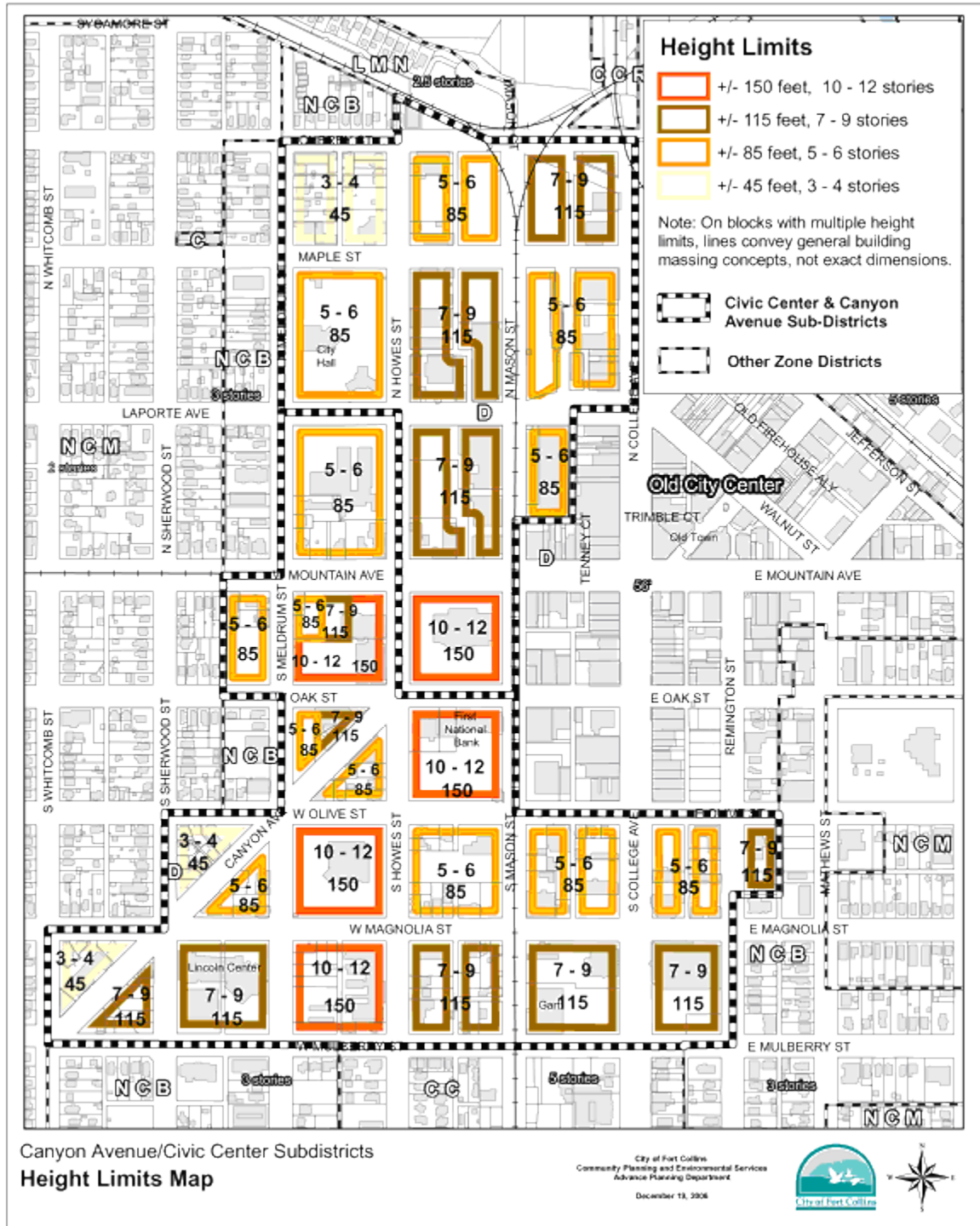
6. Downtown Strategic Plan

The Framework Diagram in Downtown Strategic Plan identifies this block as a transition area. Transition areas are discussed in the following sections:

- Principle 2: Utilize the energy from the core to leverage and attract new development in the infill/transition area.
 - 2.1.1 The west side Infill/Transition Area presents the best opportunity to support the core with redevelopment in the short term, and should be the primary focus of attention and effort to support redevelopment.
 - 2.2.1. Continue to allow taller buildings (more than 3 stories), to support the market recommendations for redevelopment in the Infill/Transition Area, and to reinforce downtown as the primary focal point of Fort Collins from a community appearance and design standpoint.
 - 2.2.2. Acknowledge that taller buildings affect various interests differently, with both positive and negative effects; and set standards for scale and careful design so that negative effects are considered and mitigated (e.g., changes to historic character, quality of life in nearby neighborhoods, sunshine patterns in adjacent spaces, views, and large existing trees).
- Principle 3: Blend the Downtown retail/entertainment district with adjacent neighborhoods.
 - 3.1.1. Protect the character of existing residential neighborhoods from insensitive redevelopment by requiring careful attention to neighborhood scale, housing types, and historic integrity.
 - 3.2.1 The Infill/Transition Areas – West Side, East Side, and Downtown River Corridor - will have their own distinctive character and identity.
 - 3.2.2 Carefully locate and shape taller buildings (4-12 stories) in the westside Infill/Transition Area to respond to defining characteristics of the surrounding context. (The surrounding context includes both existing and emerging characteristics that are consistent with adopted plans.)

This section informed the update to the Land Use Code and directly transferred the following map from the Downtown Strategic Plan into the Land Use Code:

Building Heights Map



7. Findings of Fact/Conclusion

In evaluating Meldrum Office Building (111 S. Meldrum), #PDP130027, Staff makes the following findings of fact:

- A. The request for a modification of standard to permit the use of composite panel material in modules larger than 3 feet by 5 feet is not detrimental to the public good and will promote the general purpose of the standard equal to or better than if it complied with the section 4.16(D)(5)(e). This is because the material does not detract from the architectural interest of the building and continues to promote a sense of human scale and pedestrian-oriented character.
- B. The PDP contains permitted uses and complies with the applicable land development standards of the Community Commercial District in accordance with Article 4 of the Land Use Code with the exception of the requested modification of standard.
- C. The PDP complies with the applicable General Development Standards of Article 3 of the Land Use Code.
- D. The PDP complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

RECOMMENDATION:

Staff recommends **approval** of Meldrum Office Building (111 S. Meldrum), #PDP130027

ATTACHMENTS:

1. Site and Landscape Plan
2. Architectural Elevations
3. Color Perspectives
4. Shadow Study
5. Material Modification Request
6. Lighting Plan and Alternative Compliance Request
7. Bike Parking Alternative Compliance Request
8. Project Narrative
9. Neighborhood Meeting Notes 8-14-13
10. Public Comments

MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO

MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

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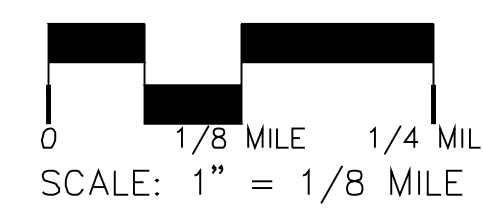
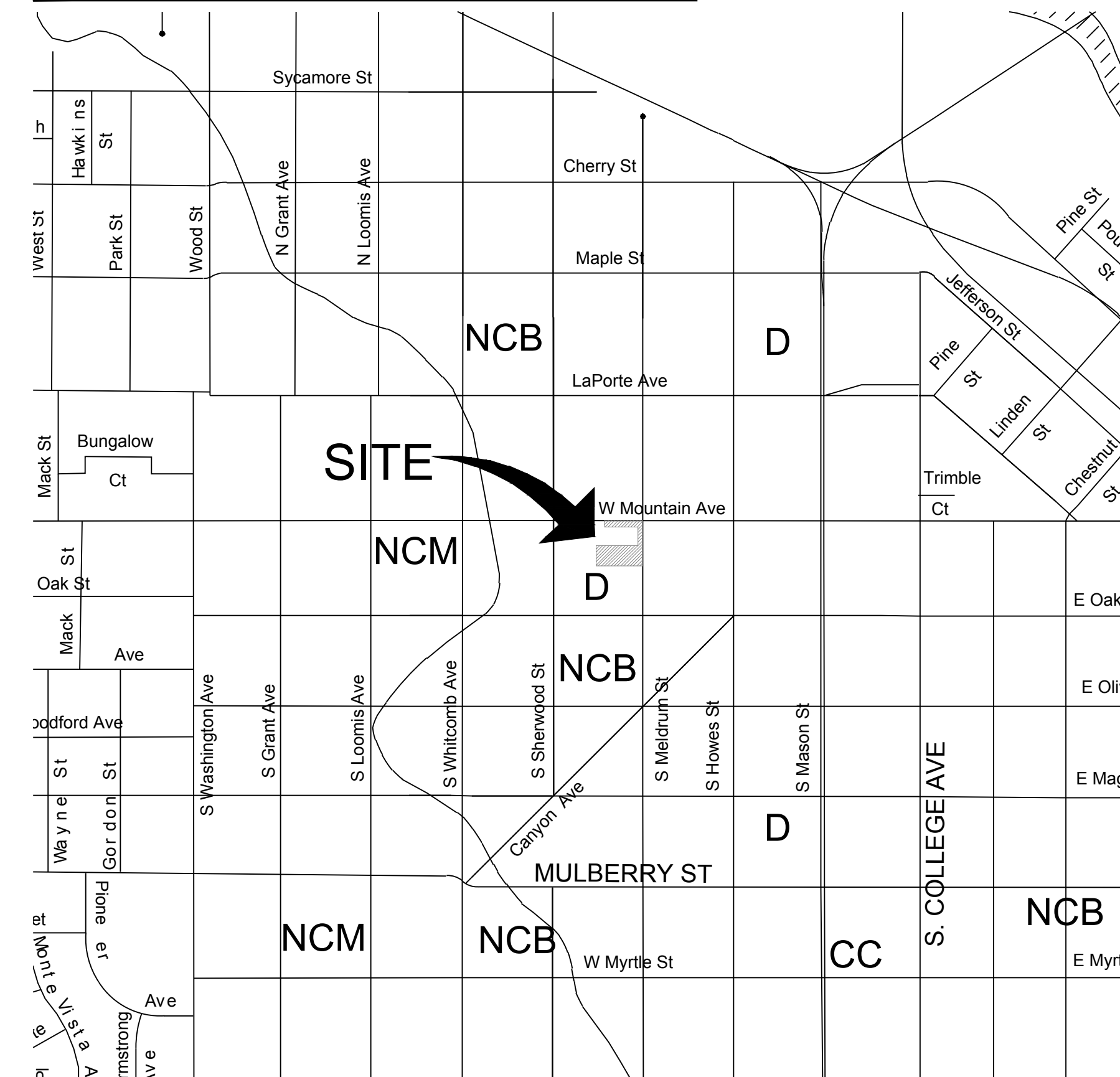
GENERAL NOTES

- REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
- REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED FROM PUBLIC VIEW.
- ALL SIGNS UTILIZED WILL COMPLY WITH THE CITY OF FORT COLLINS SIGN CODE.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- ALL BOULDERS, COLUMNS, BIKE RACKS AND CANOPY SHOWN IN THE RIGHT OF WAY ARE SUBJECT TO SEPARATE REVIEW THROUGH THE ENCROACHMENT PERMIT PROCESS, AND ARE NOT APPROVED AS A PART OF THIS PROJECT DEVELOPMENT PLAN.

LEGAL DESCRIPTION

THE S 1/2 OF THE EAST 130 FEET OF LOT 7, AND THE EAST 130 FEET OF LOT 6, IN BLOCK 81, IN THE CITY OF FORT COLLINS, TOGETHER WITH A 20 FOOT EASEMENT ACROSS THE SOUTH 20 FEET OF THE WEST 60 FEET OF SAID LOT 6 ACROSS THE REAR OF LOT OWNED BY PRODUCTION CREDIT ASSOCIATION FOR ACCESS TO THE ALLEY, TOGETHER WITH RIGHT TO TAP ONTO AND USE SEWER LINE ON ADJOINING LOT, WHICH APPROACHES THE SOUTHWEST CORNER OF LAND ABOVE DESCRIBED, COUNTY OF LARIMER, STATE OF COLORADO

VICINITY MAP



OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE 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 (SIGNED) _____ Date _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ A DAY 20__ BY _____

(PRINT NAME) _____

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ ADDRESS _____

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20____.

Director of Planning _____

SHEET INDEX (PLANNING SET)

SITE PLANS	1-2
LANDSCAPE PLAN	3
TREE INVENTORY & MITIGATION PLAN	4
ELEVATIONS	5-7
PHOTOMETRIC PLANS	8-12

PDP

SEAL:

CHECK SET

PROJECT No.: R13-026
DRAWN BY: RDI
REVIEWED BY: RDI

COVER SHEET

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

1

MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



■ land planning ■ landscape architecture ■
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ISSUED		
No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	07.15.13
2	PDP	08.28.13
3	PDP RE-SUBMITTAL	10.15.13

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISION	11.13.13

PDP

SEAL:

CHECK SET

PROJECT No.:	R13-026
DRAWN BY:	RDJ
REVIEWED BY:	RDJ

SITE PLAN

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

2

LAND USE CHART

EXISTING ZONING	D (DOWNTOWN), CANYON AVENUE SUBDISTRICT
-----------------	---

AREA COVERAGE

GROSS			NET		
	AREA	%		AREA	%
BUILDING COVERAGE	7,429 SF	55%	BUILDING COVERAGE	7,429 SF	76%
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	150 SF	1%	DRIVES AND PARKING	150 SF	1%
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	643 SF	5%	OPEN SPACE AND LANDSCAPE	643 SF	7%
HARDSCAPE (EXCLUDES PUBLIC ROW)	1,513 SF	11%	HARDSCAPE (WALKS & PLAZAS)	1,513 SF	16%
**PUBLIC STREET RIGHT-OF-WAY	3,740 SF	28%	PUBLIC STREET RIGHT-OF-WAY	0	0
HARDSCAPE	1136 SF		TOTAL NET COVERAGE	9,735 SF (.22 AC)	100%
DRIVES AND PARKING	890 SF				
LANDSCAPE	1,714				
TOTAL GROSS COVERAGE	13,475 SF (.31 AC)	100%			

BUILDING INFORMATION

TYPE	HEIGHT	STORIES
OFFICE	85'	6 (AND BASEMENT)

FLOOR AREA RATIO

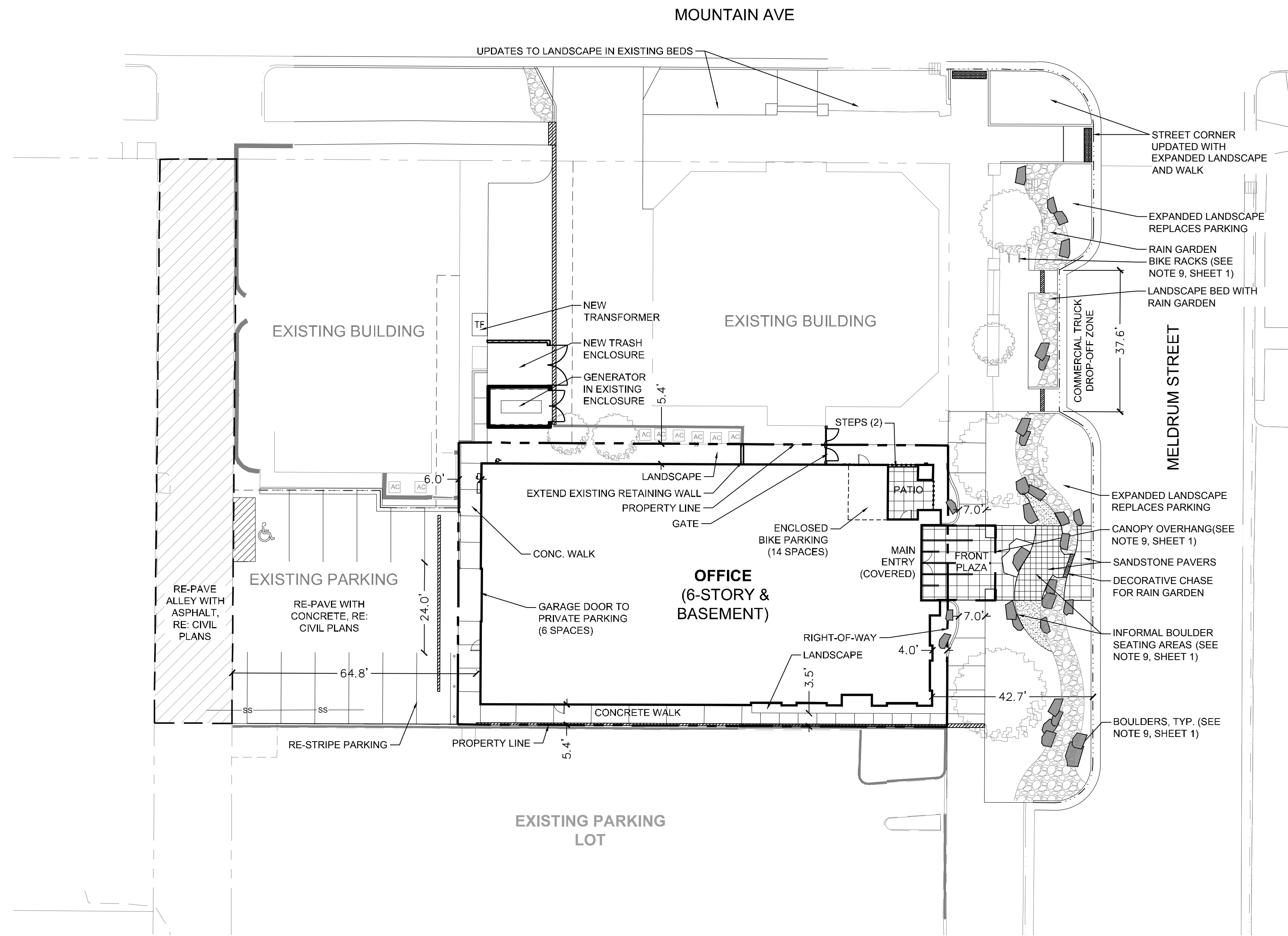
BUILDING AREA	42,000 SF
LOT AREA	9,735 SF
FLOOR AREA RATIO	4.3

PROJECT PARKING

THE PROJECT IS LOCATED WITHIN THE TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY DISTRICT WHICH DOES NOT REQUIRE PARKING. THE BUILDING CONTAINS 6 PRIVATE SPACES LOCATED ON THE FIRST FLOOR AND ACCESSED FROM THE WEST.

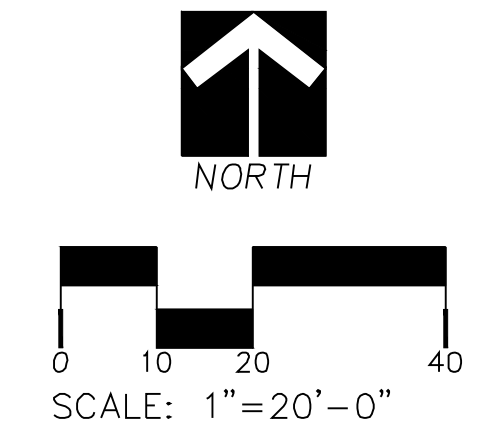
BICYCLE PARKING

	PROVIDED	REQUIRED
BICYCLE SPACES	14	11 (1 PER 4,000 SF)
ENCLOSED (IN BUILDING)	14	3 (20%)
FIXED (OUTDOORS)	0	8 (80%)



LEGEND

- EXISTING TREES TO REMAIN
- BOULDERS
- RAIN GARDEN
- CRUSHER FINES



111 MELDRUM OFFICE BUILDING

111 MELDRUM STREET
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Strength in design. Strength in partnership.
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DD SET

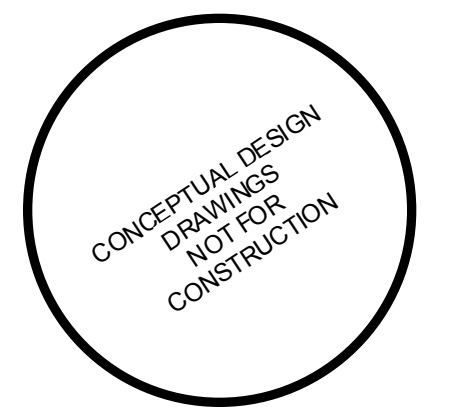
Issued	No.	Description	Date
	1	SD PROGRESS SET	09-17-2013
	2	DD BACKGROUNDS	10-24-2013
	3	DD SET	10-31-2013
	4		
	5		
	6		
	7		
	8		
	9		
	10		

Revisions	No.	Description	Date
	1		
	2		
	3		

DRAWN BY:

CHECKED BY:

SEAL:



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GROUND FLOOR PLAN

DRAWING NUMBER:

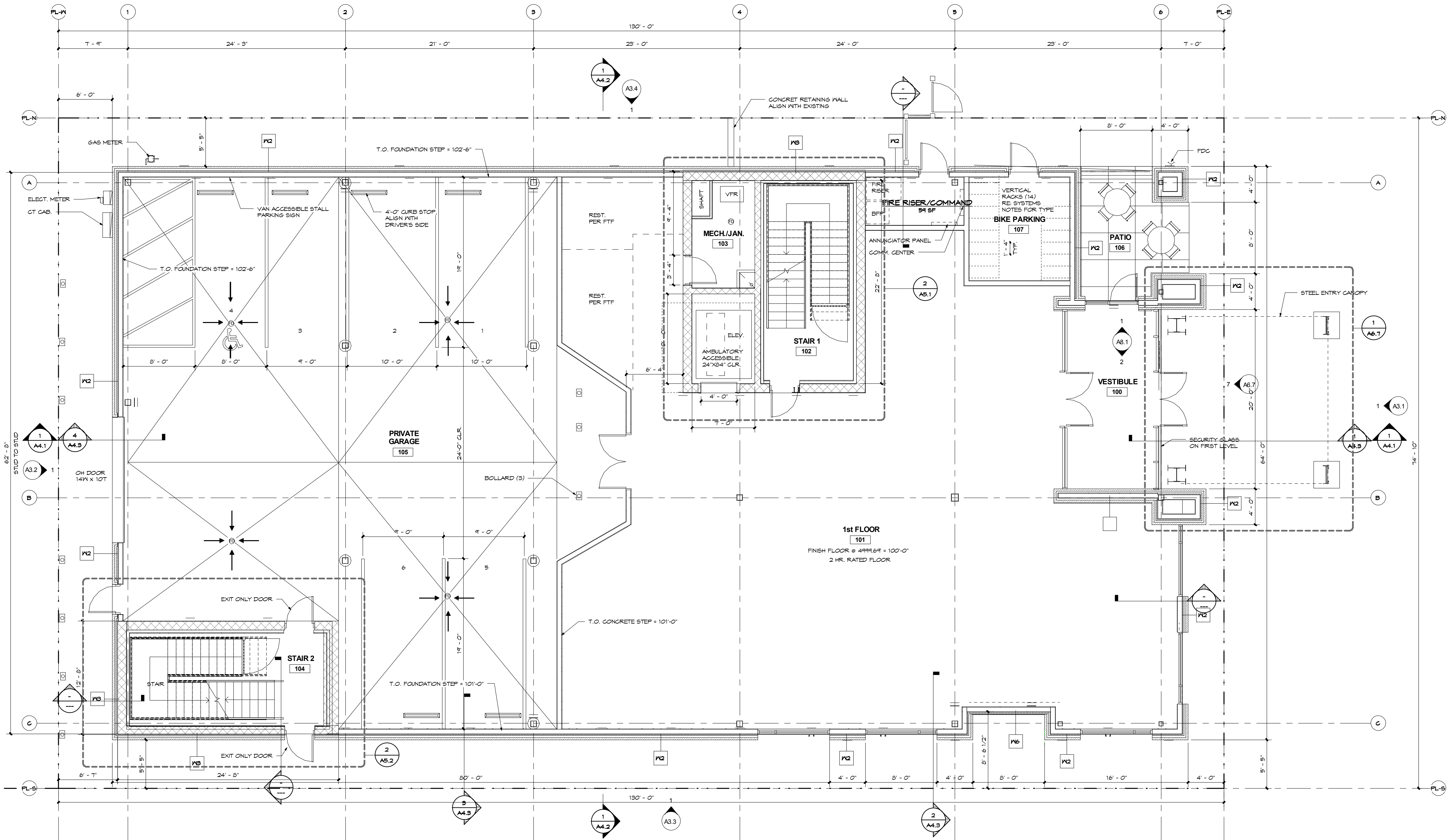
A1.1

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD/GRID EXCEPT WHEN NOTED "CLR" INDICATES FACE OF FINISH TO FACE OF FINISH.
- DOOR JAMBS TO BE LOCATED 4" AWAY FROM PERPENDICULAR WALLS, I.N.C.
- CORNER GUARDS: PROVIDE 4'-0" X 0.5" X 0.5" ALUMINUM CORNER GUARDS WITH ALUMINUM FINISH AS REQUESTED BY OWNER.
- TOILETS TO BE INCLUDED IN FUTURE TENANT FINISH PHASE.
- CONTRACTOR TO COORDINATE INTERIOR FINISHES OF THIS CORE AND SHELL PACKAGE WITH FUTURE TENANT FINISH PHASE.

FLOOR PLAN LEGEND

- NEW PARTITIONS/WALLS. SEE SCHEDULE FOR TYPE.
- HB HOSE BIB, PER PLUMB.
- FD FLOOR DRAIN, PER PLUMBING DRAWINGS FOR TYPE.
- RD ROOF DRAIN, PER PLUMBING DRAWINGS FOR TYPE.
- OD OVERFLOW DRAIN, PER PLUMBING DRAWINGS FOR TYPE.
- OFS OVERFLOW SCUPPER, RE: ARCH DETAIL.
- FTF FUTURE TENANT FINISH. THIS INDICATES THAT THE FINAL LOCATION AND TYPE OF THE INDICATED ITEM (DOOR, WINDOW, OTHER) IS NOT IN THIS DOCUMENT SET, BUT WITHIN A SEPARATE DRAWING SET NOT BY VFLA. THESE ITEMS ARE N.I.C.



1 GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PLANT LIST

TREES	ABBR.	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	RMKS.
	PTE	Swedish Columnar Aspen	Populus tremuloides 'Erecta'	1	**3" cal.	B & B
	MRB	Red Barron Crabapple	Malus 'Red Barron'	1	**2.5" cal.	B & B
TOTAL				2		

** UPSIZED MITIGATION TREES ARE PROPOSED BASED ON MITIGATION PLAN. TWO (2) UPSIZED TREES WILL NEED TO BE LOCATED AT AN ALTERNATIVE SITE CHOSEN BY THE CITY FORESTER.

- SPECIES DIVERSITY OF 50% = 1 TREES
- INDIVIDUAL SHRUBS WILL BE SELECTED AT FCP SUBMITTAL.

TREE PROTECTION NOTES

- EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED.
- HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE ROOT ZONE OF EXISTING TREES.
- AVOID CUTTING SURFACE ROOTS WHENEVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
- ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
- PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK, FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (1/2) OF THE DRIP LINE, WHICH EVER IS GREATER. WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE, WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN NOTE (5) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS STAKES A MAXIMUM OF FIFTY FEET APART AND TYING A RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- ALL EXISTING TREES SHALL BE PRUNED TO THE CITY FORESTER'S "MEDIUM PRUNE STANDARDS".
- ALL TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A LICENSED ARBORIST AS REQUIRED BY CODE.
- PRIOR TO GRADING OR EXCAVATION WITHIN THE DRIP LINE ZONE OF ANY EXISTING TREE CONTACT THE CITY FORESTER. CONTRACTOR IS RESPONSIBLE TO SCHEDULE INSPECTIONS.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

Tree Diameter at Breast Height (inches)	Auger Distance From Face of Tree (feet)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

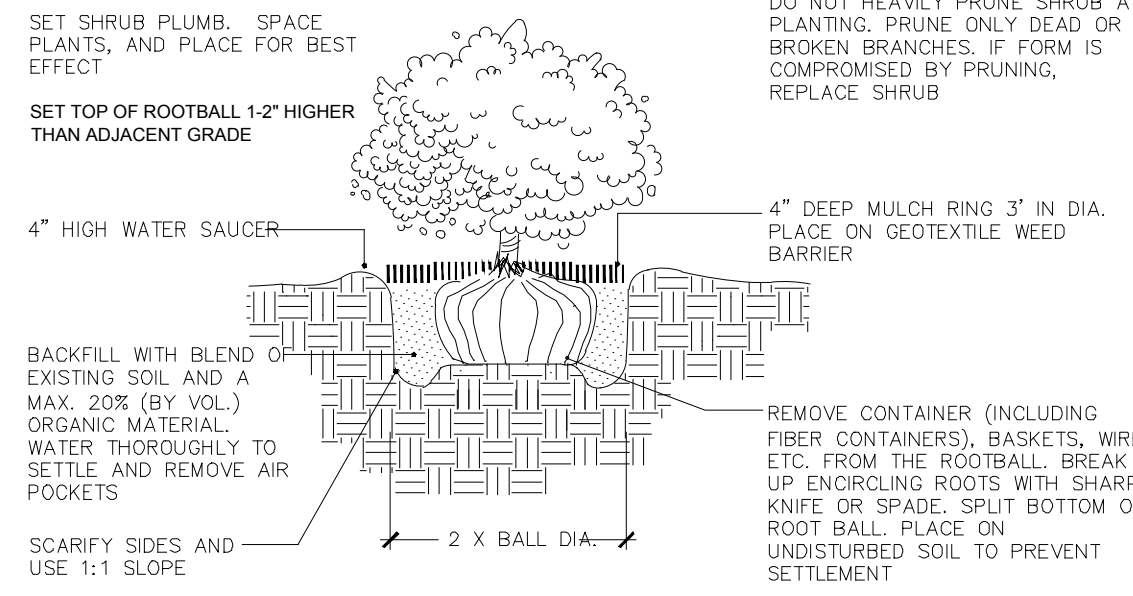
WATER BUDGET CHART

HYDROZONE	AREA	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	0	18	0
MODERATE	2,565	10	25,650
LOW	0	3	0
VERY LOW	0	0	0
TOTAL	2,565	AVG.: 10	25,650

LANDSCAPE NOTES

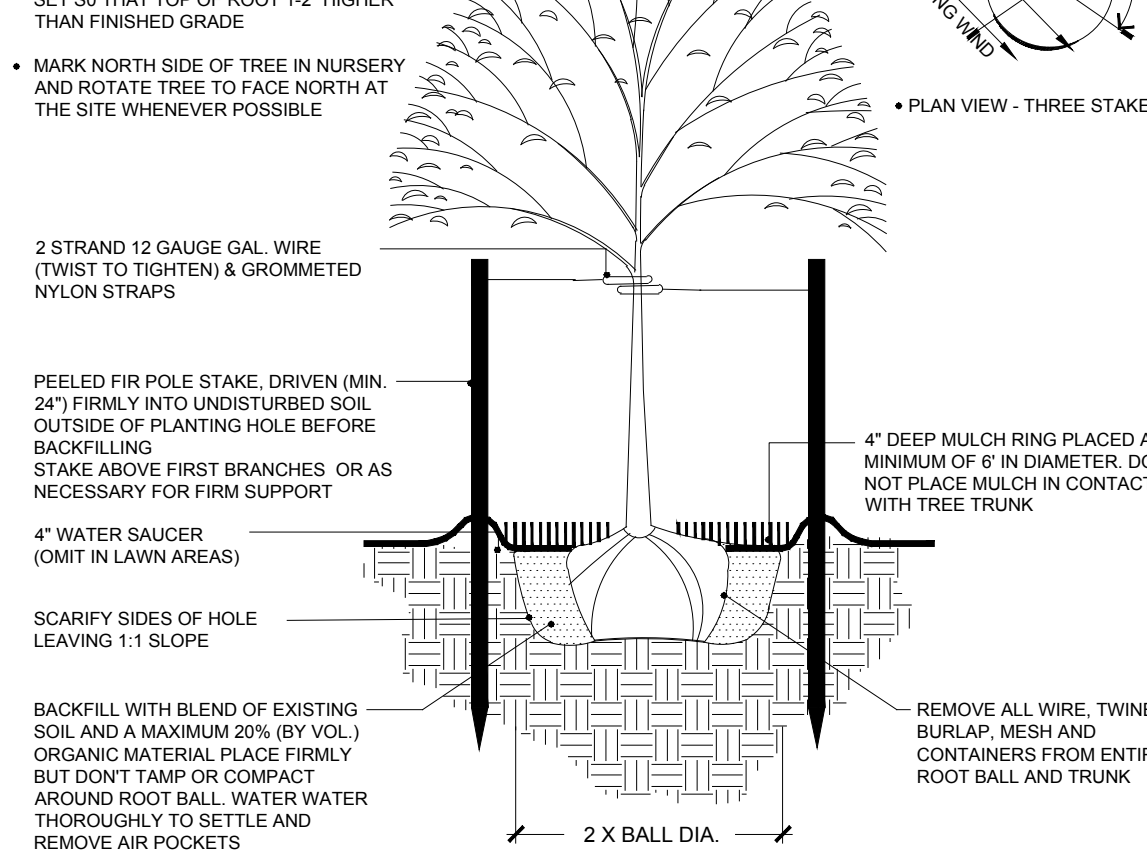
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS OR ELECTRIC LINE, NO CLOSER THAN 6 FEET TO ANY WATER OR SEWER SERVICE LINE, AND NO CLOSER THAN 10 FEET TO ANY WATER OR SEWER MAIN. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. A HORIZONTAL DISTANCE OF 40 FEET BETWEEN STREET TREES AND STREET LIGHTS AND 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS SHALL BE MAINTAINED. SHRUBS ARE NOT TO BE PLANTED WITHIN 4 FEET OF ANY WATER OR SEWER MAINS. PLANT MATERIAL SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN THE ABOVE CLEARANCES.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- LANDSCAPING SHALL BE INSTALLED OR SECURED WITH A LETTER OF CREDIT, ESCROW, OR PERFORMANCE BOND FOR 125% OF THE VALUE OF THE LANDSCAPING AND INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
- 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 NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN, REVIEWED AND APPROVED BY THE WATER UTILITIES, WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL SHRUB BEDS TO BE MULCHED WITH A THREE INCH (4") LAYER OF WASHINGTON CEDAR (GORILLA HAIR) MULCH BY PIONEER SAND COMPANY, PIONEERSAND.COM.
- EDGING BETWEEN SHRUB BEDS SHALL BE 1/2" X 4" STEEL WITH ROLLED TOP EDGE.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. TO PROTECT EXISTING TREES FROM ROOT DAMAGE DO NOT CULTIVATE MORE THAN 2 INCHES DEEP WITHIN THE DRIP LINE ZONE OF EXISTING TREES.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED AND MAINTAINED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES.
- ALL PLANTINGS IN THE SITE DISTANCE EASEMENT MUST COMPLY WITH SIGHT DISTANCE RESTRICTIONS.

PLACEMENT NOTES:



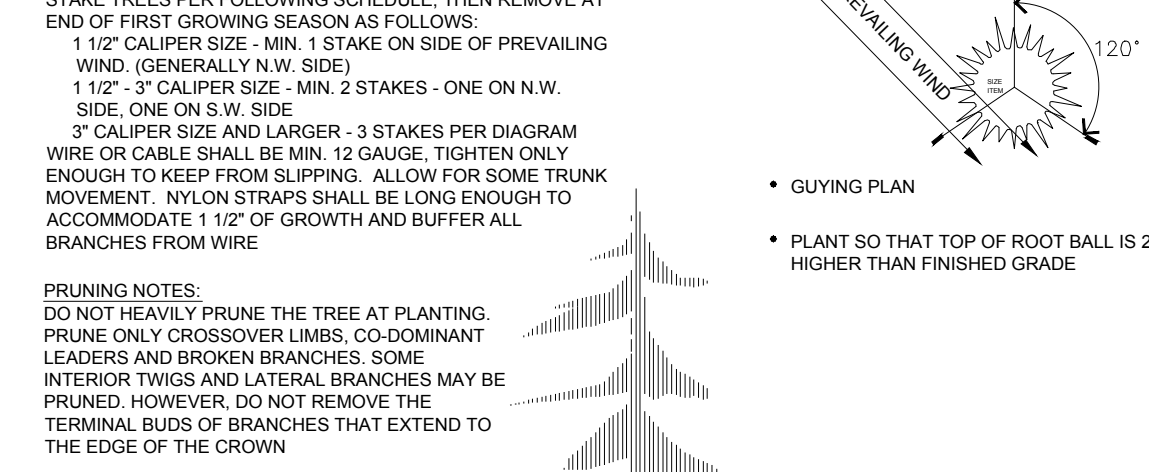
A SHRUB PLANTING DETAIL

NOTES:



B TREE PLANTING DETAIL

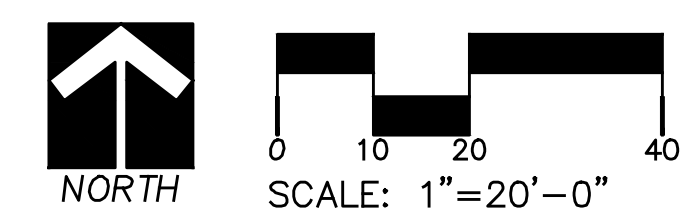
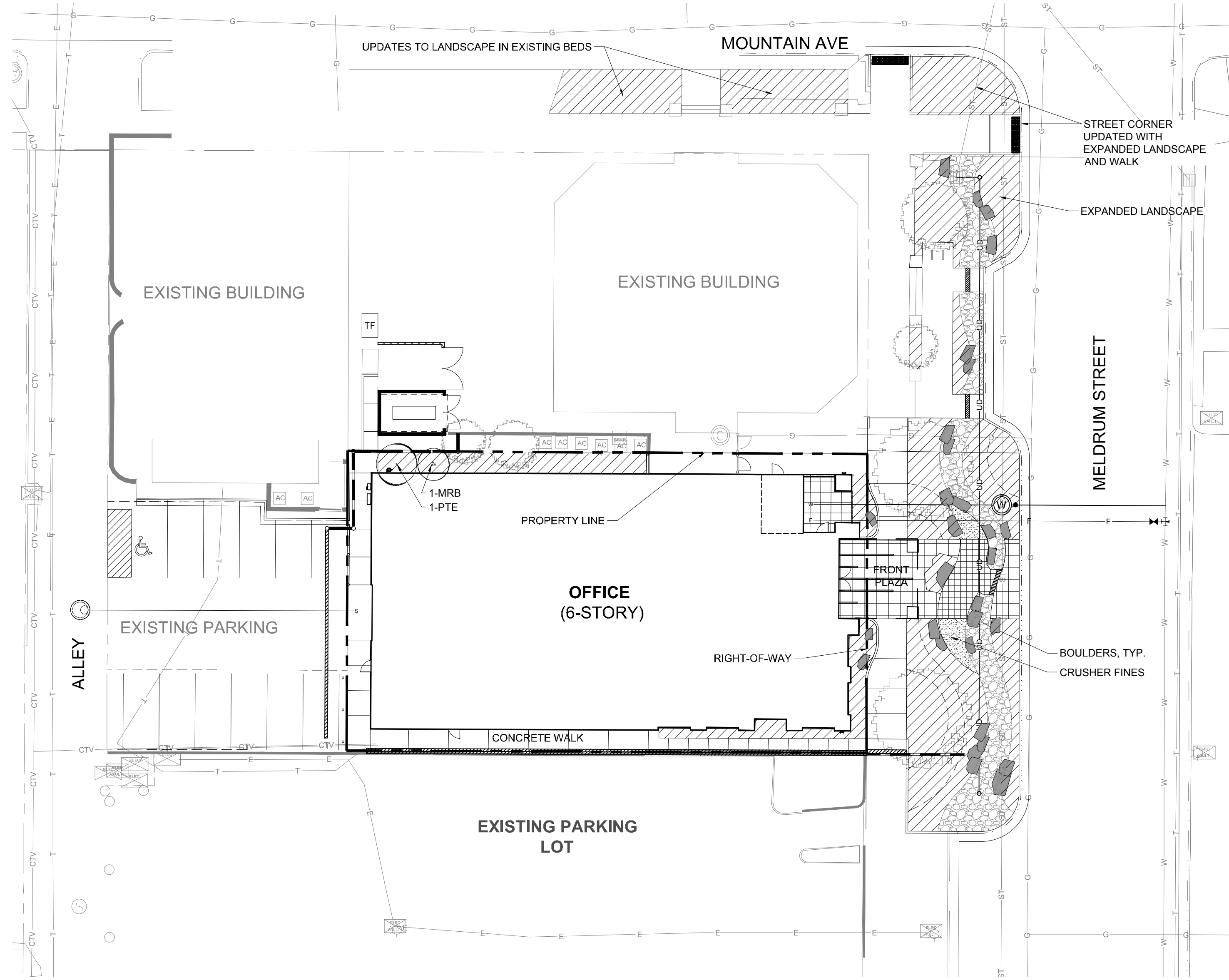
STAKING NOTES:



C CONIFER TREE PLANTING DETAIL

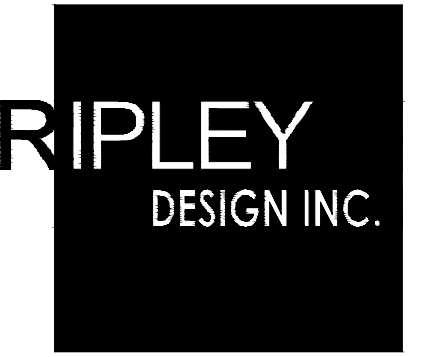
LEGEND

- CANOPY SHADE TREE
- ORNAMENTAL TREE
- EXISTING TREES TO REMAIN
- SHRUB BEDS (TO BE FURTHER DETAILED ON FCP PLANS)
- RAIN GARDENS (TO BE FURTHER DETAILED ON FCP PLANS)
- BOULDERS



MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



land planning landscape architecture urban design entitlement

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SEAL:

PROJECT No.: R13-026

DRAWN BY: RDI

REVIEWED BY: RDI

LANDSCAPE PLAN

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

111 MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



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No.	DESCRIPTION	DATE

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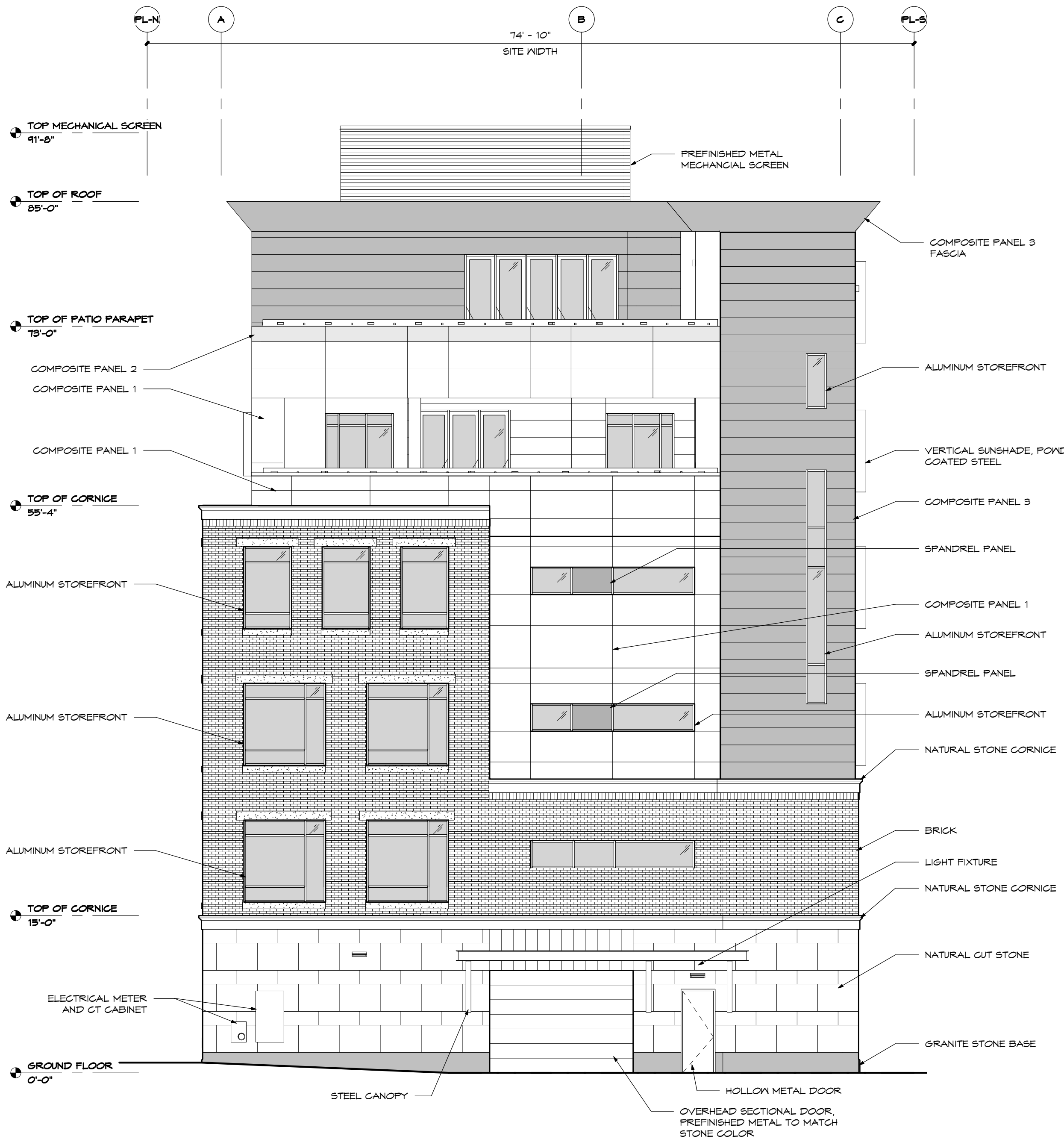
BUILDING ELEVATIONS

SCALE ACCORDINGLY IF REDUCED
DRAWING NUMBER:

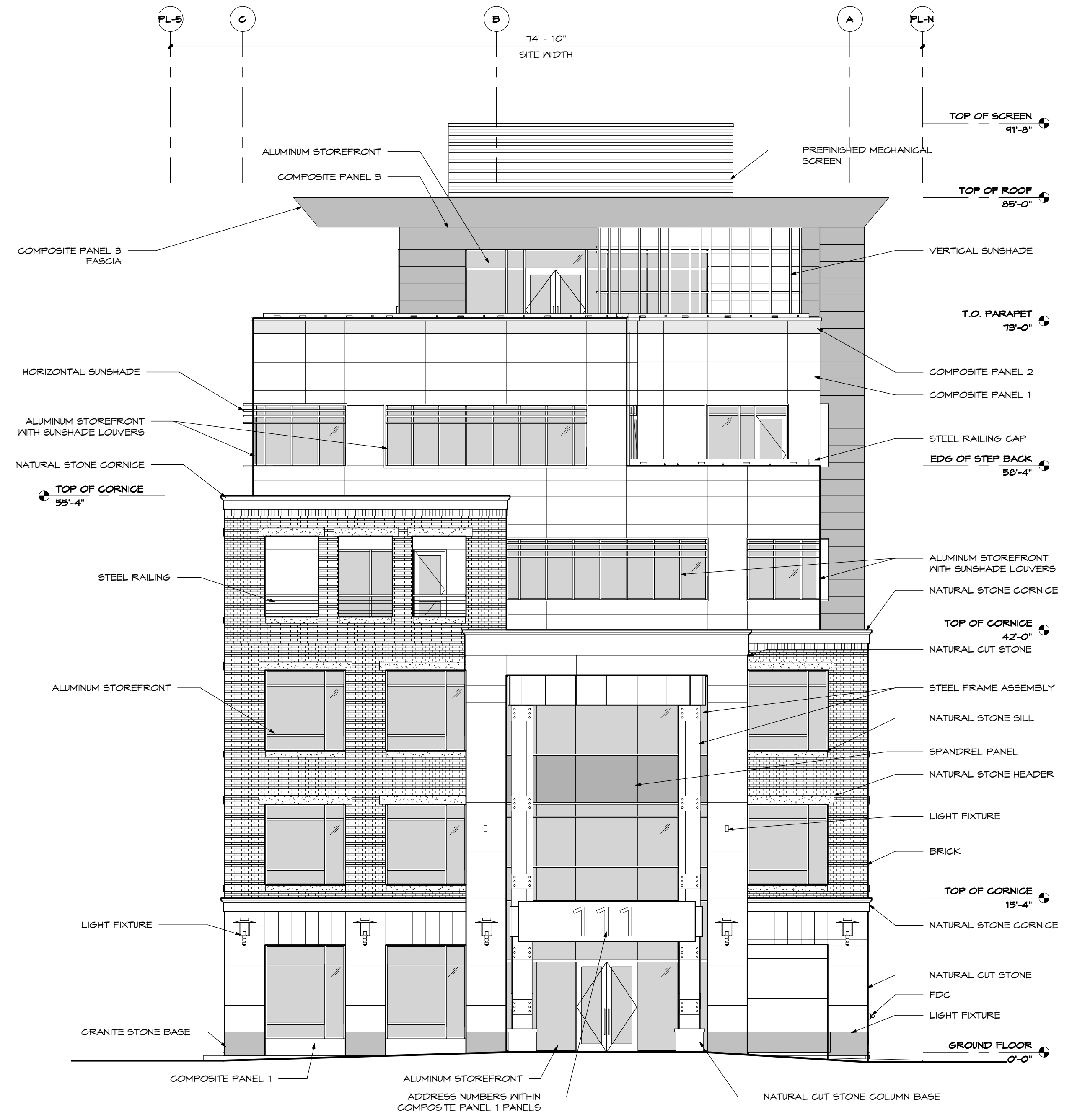
5

EXTERIOR FINISH SCHEDULE	
NATURAL CUT STONE	LIGHT SAND
GRANITE STONE BASE	BLACK
BRICK	MEDIUM RED
COMPOSITE PANEL 1	MEDIUM GREY
COMPOSITE PANEL 2	LIGHT GREY
COMPOSITE PANEL 3	DARK GREY
STOREFRONT (WINDOWS)	BLACK
EXPOSED STEEL	DARK GREY
HOLLOW METAL DOORS	LIGHT SAND
OVERHEAD DOORS	LIGHT SAND
VERTICAL SUNSHADES	DARK GREY
HORIZONTAL SUNSHADES	DARK GREY

GENERAL NOTES:
THE EXTERIOR FINISHES WILL BE MADE OF HIGH QUALITY MATERIALS AND COATINGS.
THE TRASH ENCLOSURE FOR THIS PROPERTY WILL BE SITUATED ON THE ADJACENT PROPERTY AT 401 MOUNTAIN AVE.
// INDICATES A WINDOW/ALUMINUM STOREFRONT



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

111 MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



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DRAWN BY: CA
REVIEWED BY: GD

BUILDING ELEVATIONS

SCALE ACCORDINGLY IF REDUCED
DRAWING NUMBER:

6

EXTERIOR FINISH SCHEDULE

NATURAL CUT STONE	LIGHT SAND
GRANITE STONE BASE	BLACK
BRICK	MEDIUM RED
COMPOSITE PANEL 1	MEDIUM GREY
COMPOSITE PANEL 2	LIGHT GREY
COMPOSITE PANEL 3	DARK GREY
STOREFRONT (WINDOWS)	BLACK
EXPOSED STEEL	DARK GREY
HOLLOW METAL DOORS	LIGHT SAND
OVERHEAD DOORS	LIGHT SAND
VERTICAL SUNSHADES	DARK GREY
HORIZONTAL SUNSHADES	DARK GREY

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THE TRASH ENCLOSURE FOR THIS PROPERTY WILL BE SITUATED ON THE ADJACENT PROPERTY AT 401 MOUNTAIN AVE.

/// INDICATES A WINDOWS/ALUMINUM STOREFRONT



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

111 MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



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urban design entitlement

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BUILDING ELEVATIONS

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7

EXTERIOR FINISH SCHEDULE	
NATURAL CUT STONE	LIGHT SAND
GRANITE STONE BASE	BLACK
BRICK	MEDIUM RED
COMPOSITE PANEL 1	MEDIUM GREY
COMPOSITE PANEL 2	LIGHT GREY
COMPOSITE PANEL 3	DARK GREY
STOREFRONT (WINDOWS)	BLACK
EXPOSED STEEL	DARK GREY
HOLLOW METAL DOORS	LIGHT SAND
OVERHEAD DOORS	LIGHT SAND
VERTICAL SUNSHADES	DARK GREY
HORIZONTAL SUNSHADES	DARK GREY

GENERAL NOTES:
THE EXTERIOR FINISHES WILL BE MADE OF HIGH QUALITY MATERIALS AND COATINGS.

THE TRASH ENCLOSURE FOR THIS PROPERTY WILL BE SITUATED ON THE ADJACENT PROPERTY AT 401 MOUNTAIN AVE.

/// INDICATES A WINDOW/ALUMINUM STOREFRONT



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING SITE CONDITIONS

EXISTING SITE PHOTOS SHOW THAT THE SITE IS HEAVILY VEGETATED ALONG MELDRUM STREET, VIEWS TO AND FROM THE SITE DO NOT TAKE ADVANTAGE OF ANY MOUNTAIN VIEWS, AND THE DELAPIDATED NATURE OF THE EXISTING BUILDING AND SITE.

EXISTING SITE & BUILDING



SUMMER TIME PHOTOS LOOKING AT THE SITE FROM MELDRUM STREET



VIEW CORRIDOR TO SITE



VIEW OF EXISTING SITE FROM MOUNTAIN AVE.

EXISTING SITE & BUILDING



WINTER TIME PHOTOS LOOKING AT THE SITE FROM MELDRUM STREET



VIEW OF EXISTING BUILDING LOOKING AT THE SOUTH ELEVATION



VIEW OF EXISTING BUILDING LOOKING AT THE WEST ELEVATION

111 MELDRUM OFFICE BUILDING

PDP SUPPLEMENTAL DRAWING PACKAGE
SUBMITTAL DATE: 8/28/13

11/7/2013 10:14:21 AM



EXISTING SITE PHOTOS

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VIEW ALONG MELDRUM STREET

111 MELDRUM OFFICE BUILDING

PDP SUPPLEMENTAL DRAWING PACKAGE
 SUBMITTAL DATE: 8/28/13

PERSPECTIVE

2013-01 CONCEPTUAL DESIGN DRAWINGS
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10/24/2013 8:11:56 PM





2 SOUTHEAST CORNER

SCALE:



1 VIEW FROM MOUNTAIN AVE.

SCALE:

111 MELDRUM OFFICE BUILDING

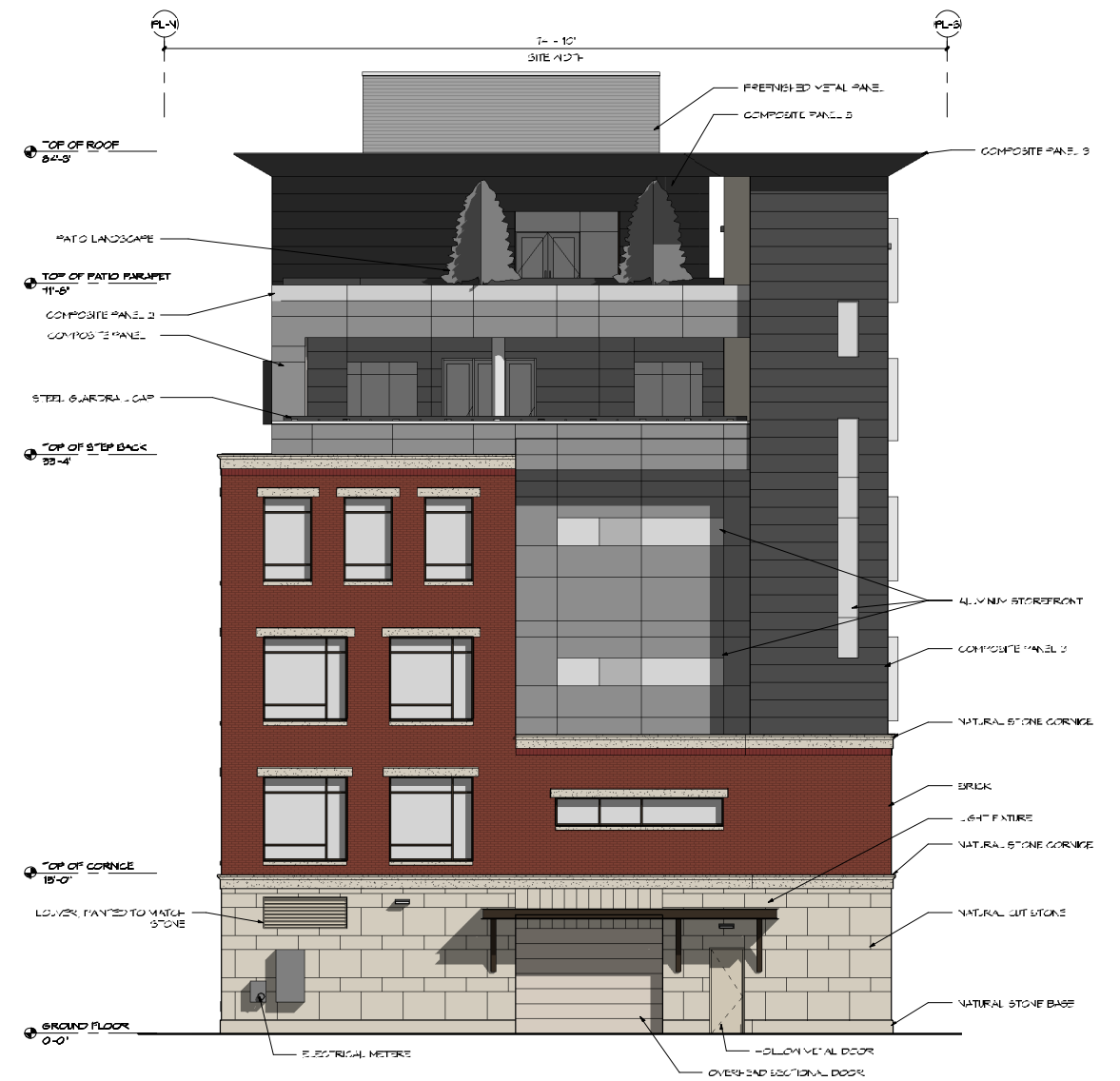
PDP SUPPLEMENTAL DRAWING PACKAGE
SUBMITTAL DATE: 8/28/13



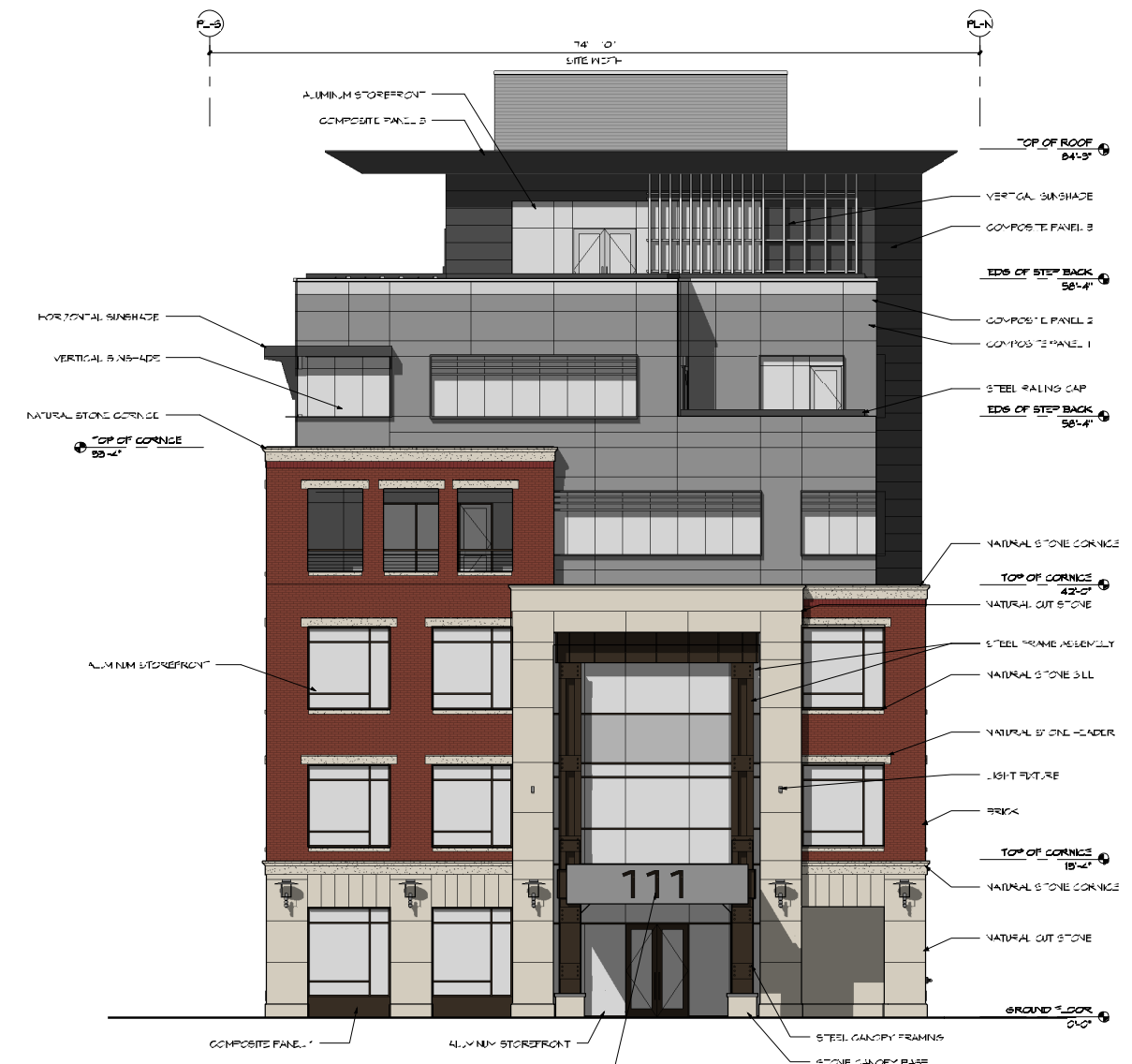
PERSPECTIVES

2013-01 CONCEPTUAL DESIGN DRAWINGS
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DATE: 8/28/13
DRAWN BY: J. HANSEN
CHECKED BY: J. HANSEN
APPROVED BY: J. HANSEN
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2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

111 MELDRUM OFFICE BUILDING

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EXTERIOR ELEVATIONS

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CORPORATE ARCHITECTURE DIVISION OF VFLA

10/14/2013 8:12:38 PM



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

111 MELDRUM OFFICE BUILDING

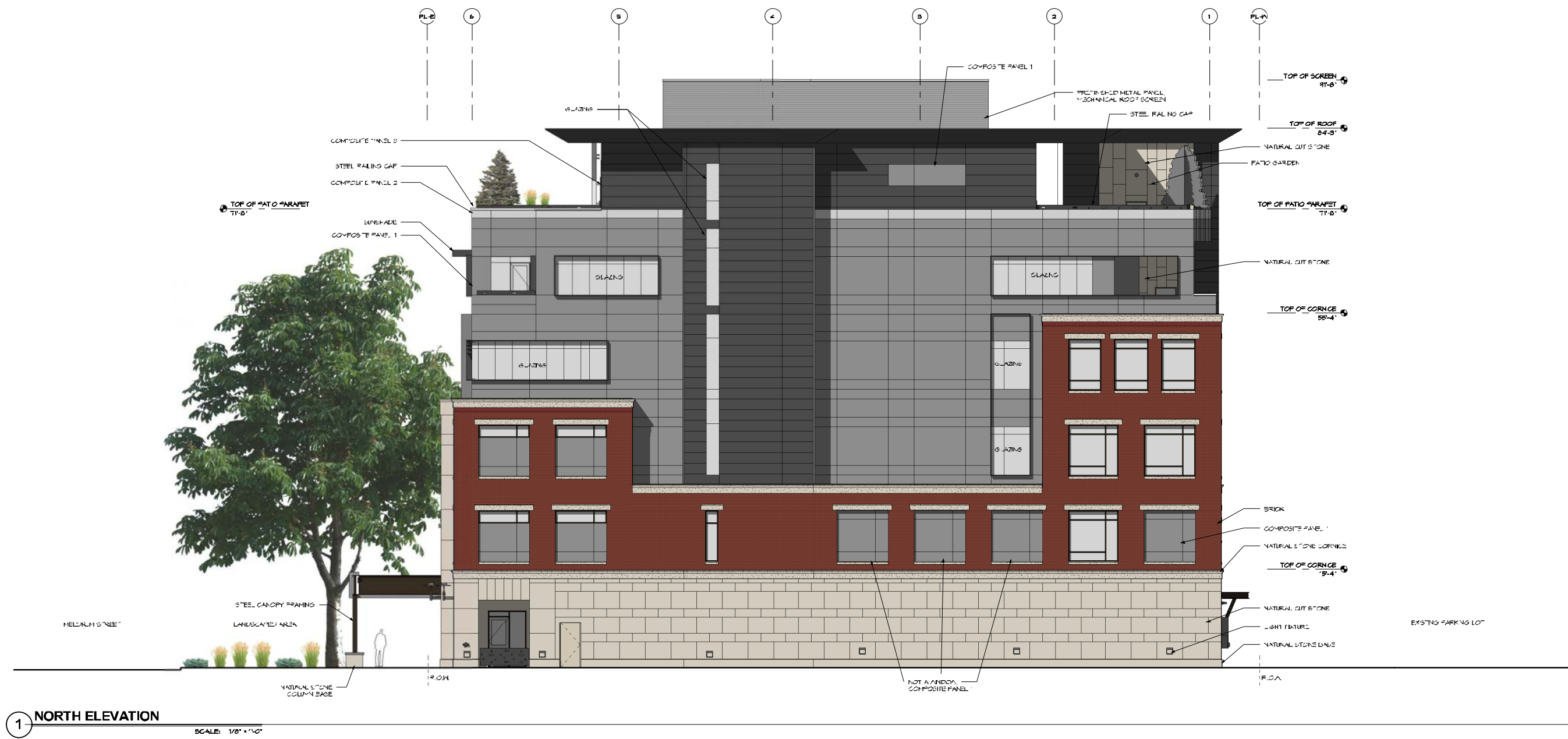
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SOUTH ELEVATION

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10/24/2013 8:15:10 PM



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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NORTH ELEVATION

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November 6, 2013

Project: 111 Meldrum Office Building

City Planning #: PDP130027

VFLA Project #: 2013-01

Shadow Study Summary

Project Summary

The proposed project is a six story office building located at 111 Meldrum Street and within the Downtown District Zone (Canyon Avenue Subdistrict). The lot is zoned for six stories and the proposed height of 85 feet. The zone also allows for a zero lot line design for the building, however in our design we have provided setbacks along all sides. A shadow study was provided to the planning department as required for any building over 40 feet tall. The sixth floor roof line is at 85 feet of the proposed building. The shadow study is summarized in the following paragraphs.

Study Overview

A shadow study was performed on the proposed six story office building located at 111 Meldrum Street. The shadows were generated using a computer modeling program called Revit Architecture. Since shadows are always changing, we chose four days of the year to focus on; March 21, June 21, September 21, and December 21. These correspond to the summer and winter solstice, and the spring and fall equinox. This allowed the shadow study to look at the longest, shortest, and mid-point shadows of the year and is typically the days that are studied for shadows. We also looked at three times for each day; 9am, noon, and 3pm. This allowed the study to look at the change of the shadows throughout the day.

Conclusion

March/September 21

The shadows for March 21 and September 21 will be the same since they are the spring and fall equinoxes (same amount of daylight as darkness). The shadow of the proposed building reach into the adjacent alley to the west at 9am and the building's set back off the north property line allows for sun to reach the northern adjacent building at 9am. By noon the shadow runs directly north and doesn't pass the adjacent property's northern property line. The shadow is compact. By 3pm, the shadow has shifted in Meldrum Street where it reaches half way into the street. In summary, the adjacent buildings have access to sunlight and are not fully blocked by the buildings shadow.

June 21

June 21 is the longest day of the year and the sun is the highest in the sky. This creates the shortest shadows. Our graphics show that the shadows barely reach the west alley and building to the west at 9am,

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barely bleed onto the property to the north at noon, and allow for day light on to the southern facade of the building to the north at 3pm.

December 21

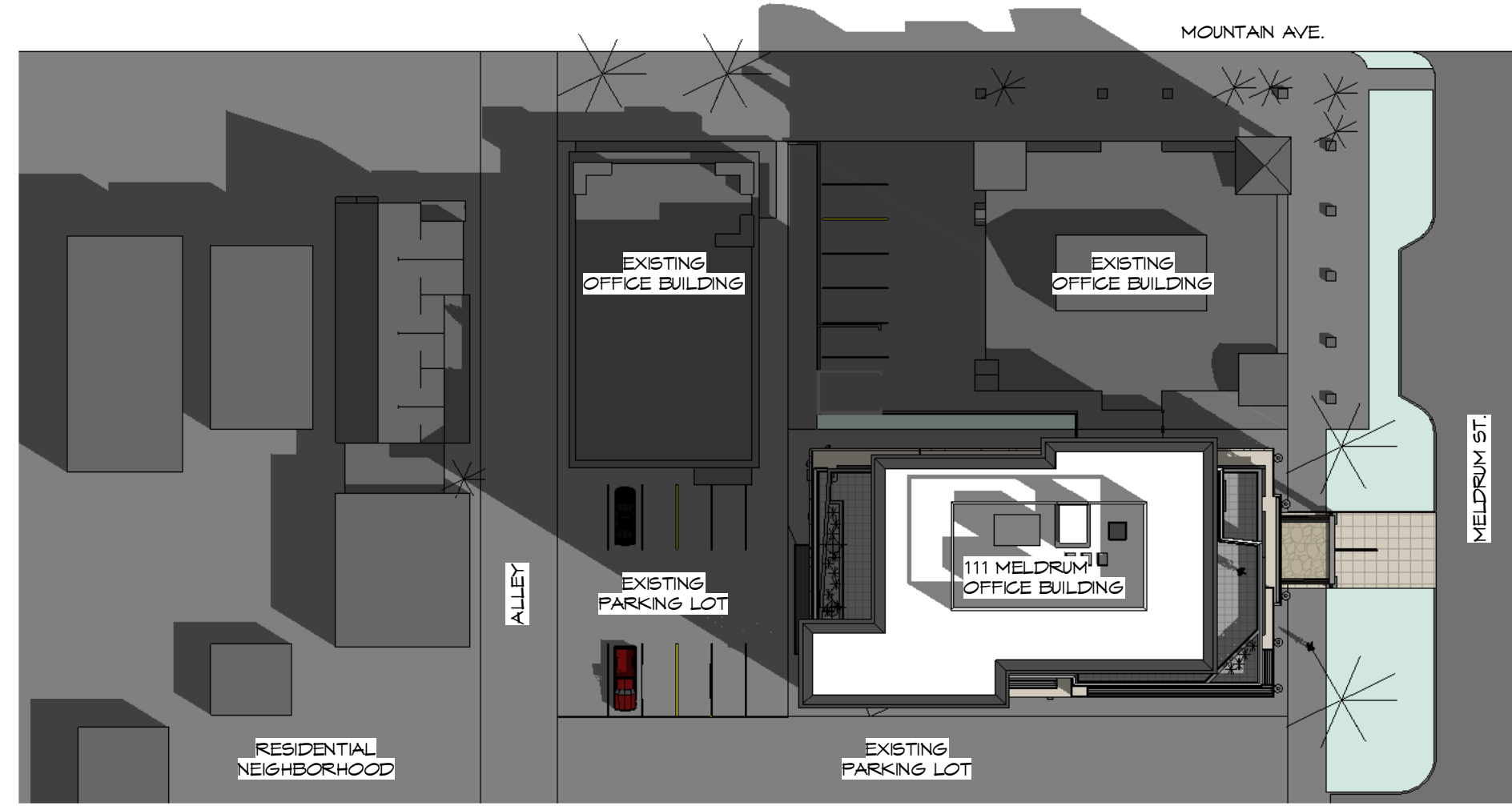
On December 21, the longest shadow day of the year, the shadows of the building reach Mountain Avenue at 9am, noon, and 3pm, however the shadows do not reach the buildings on the north side of Mountain Avenue. Even though, the shadows are the longest on this day, the number of affected buildings has not increased. This is a result of the site's location and relation to Meldrum Street to the east, Mountain Avenue to the north, and a parking lot and alley to the west.

In final summary, the shadow study shows that the proposed building allows sunlight to the adjacent buildings throughout the changing times of the year. The shadows do reach three buildings on the longest shadow day of the year, but the most affected building, at 401 Mountain Avenue, is owned by the same owner as the proposed office building. Additionally, the client and design team, have met with the other adjacent property owners to discuss the proposed project and have their support of the project. The overall goal of the office building is to improve and incorporate into the downtown fabric.

End of Shadow Study Summary

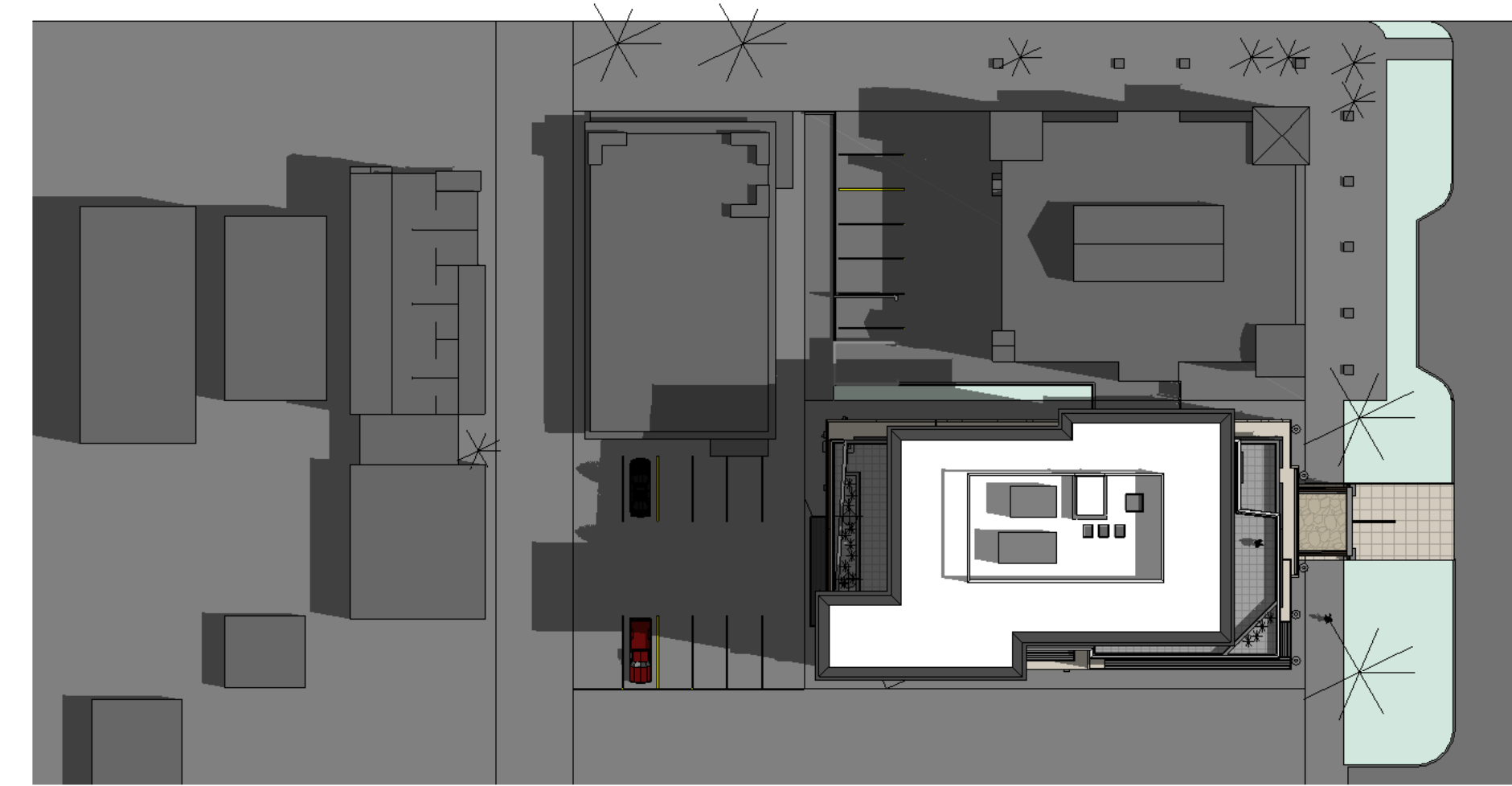
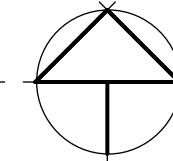
MARCH/SEPTEMBER 21

JUNE 21



1 Shadow Study - March 21 - 9am

SCALE:



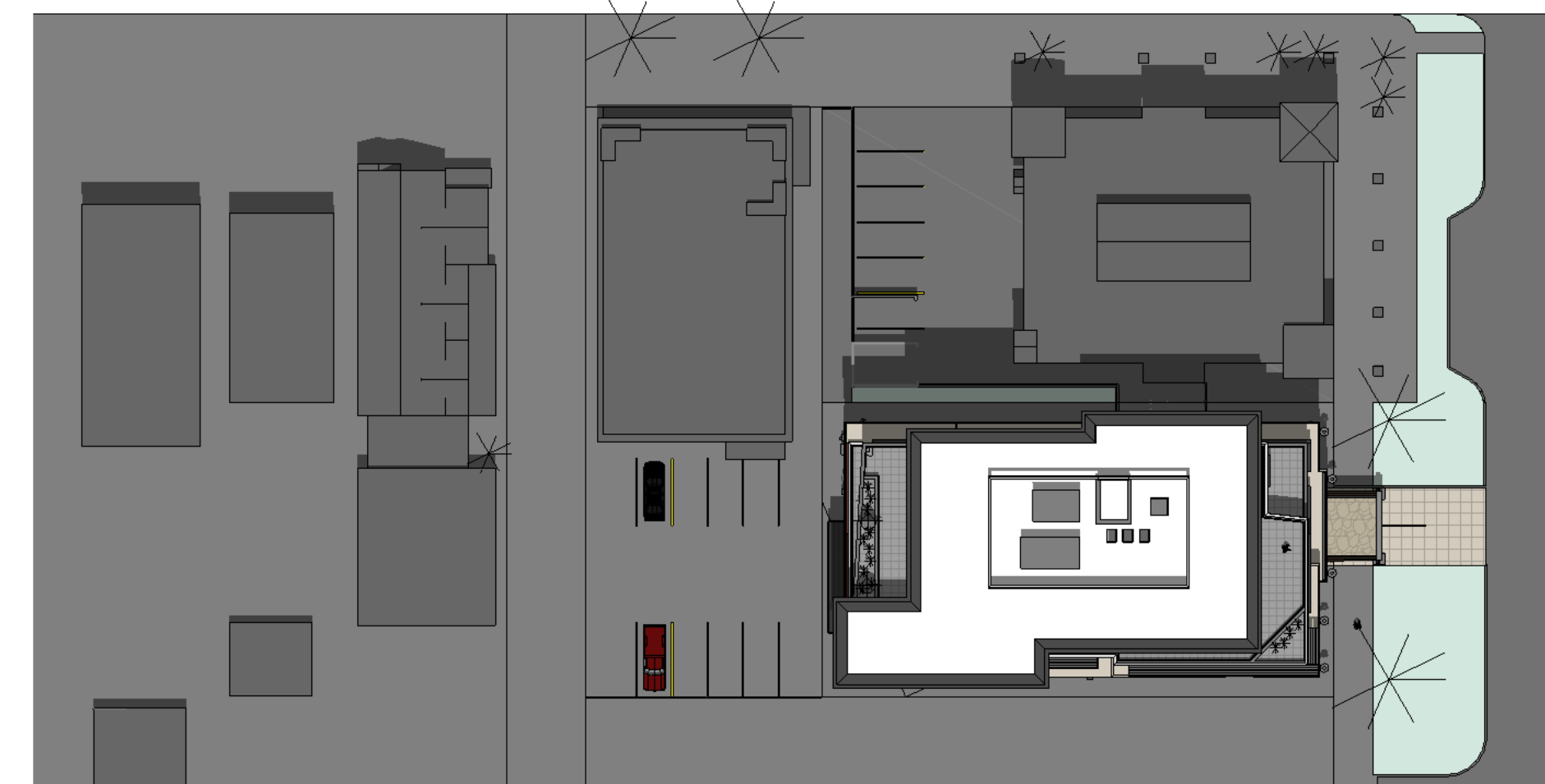
4 Shadow Study - June 21 - 9am

SCALE:



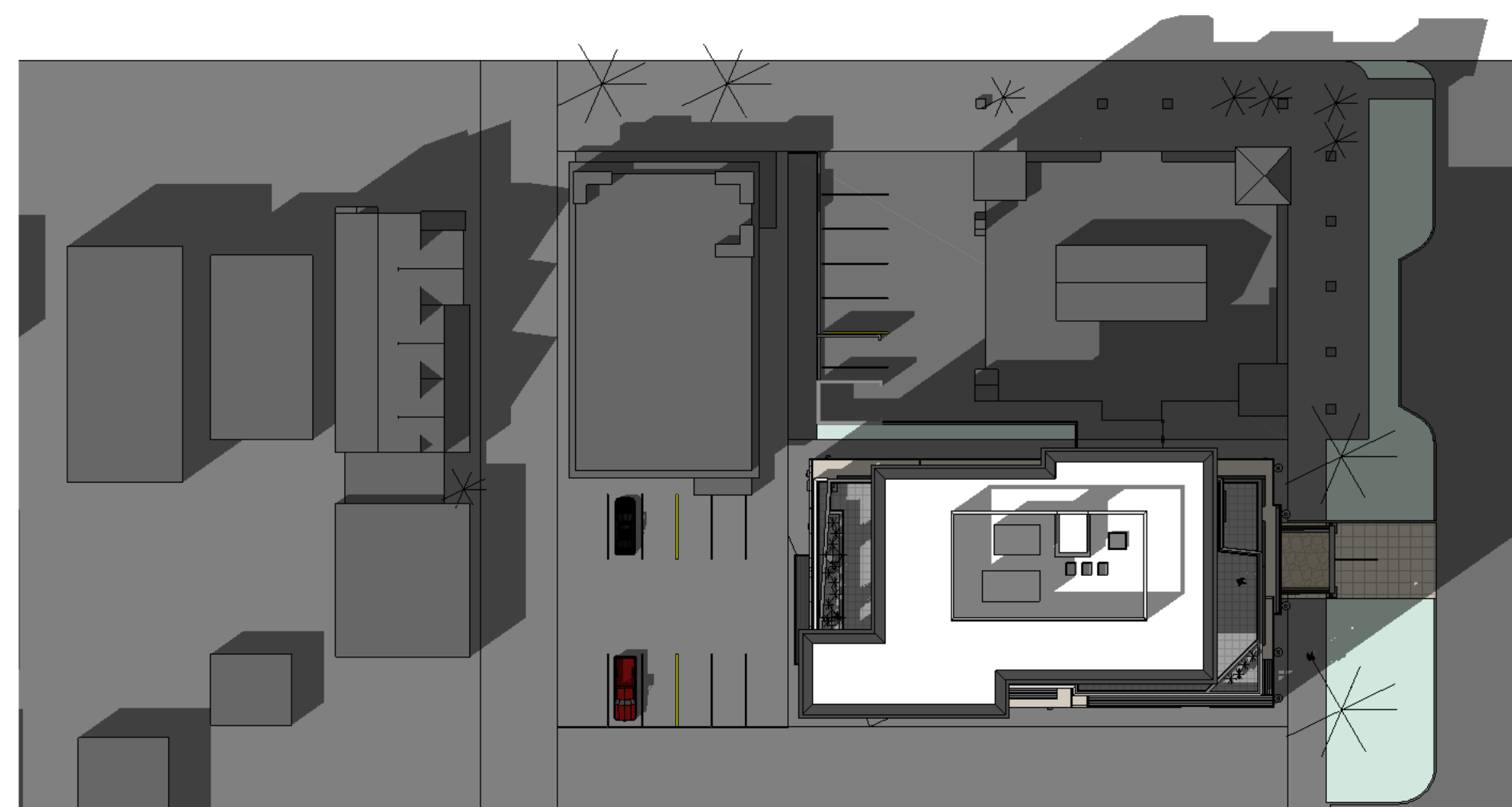
2 Shadow Study - March 21 - Noon

SCALE:



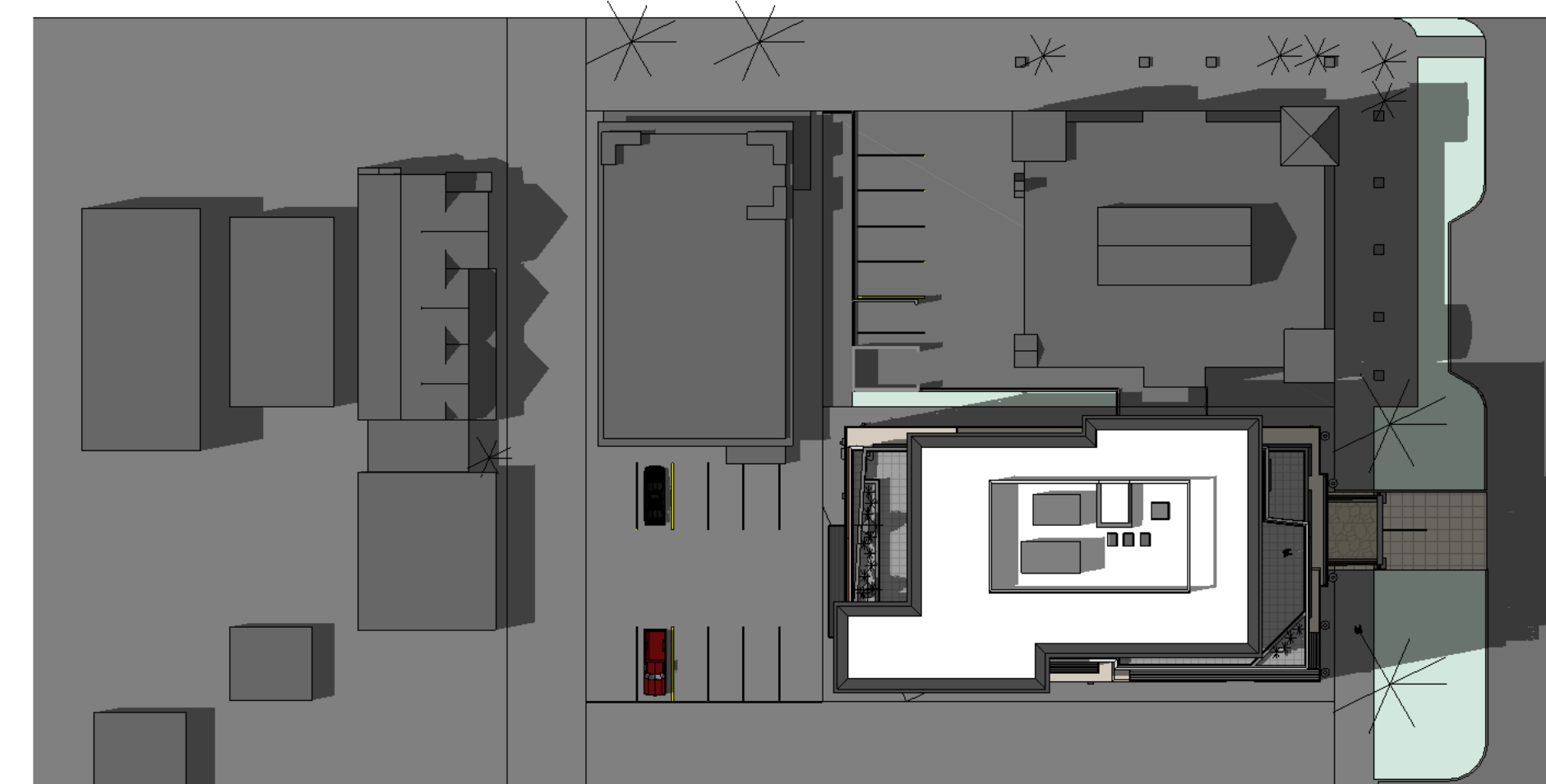
5 Shadow Study - June 21 - Noon

SCALE:



3 Shadow Study - March 21 - 3pm

SCALE:



6 Shadow Study - June 21 - 3pm

SCALE:

111 MELDRUM OFFICE BUILDING

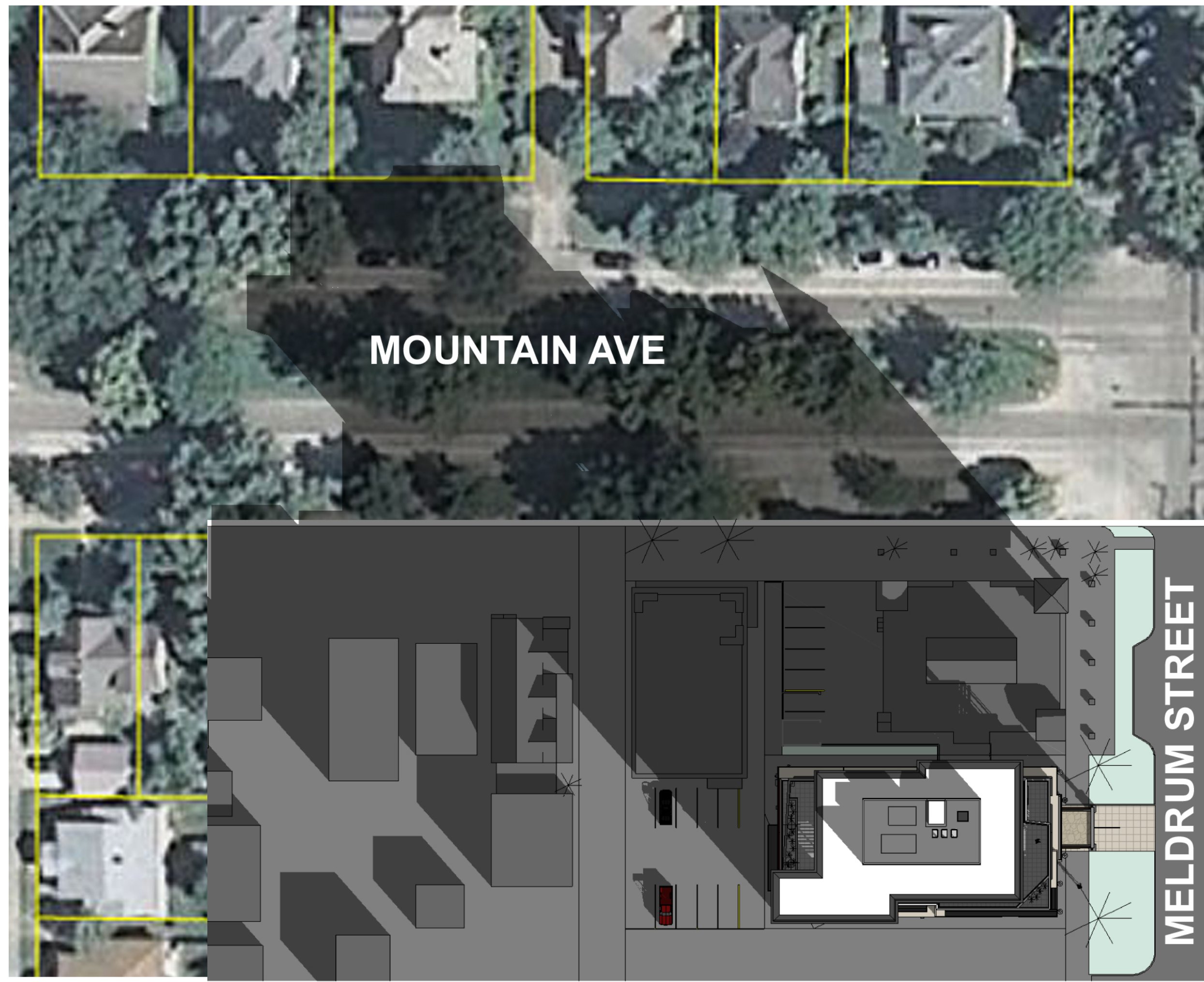
PDP SUPPLEMENTAL DRAWING PACKAGE
SUBMITTAL DATE: 8/28/13



SHADOW STUDY

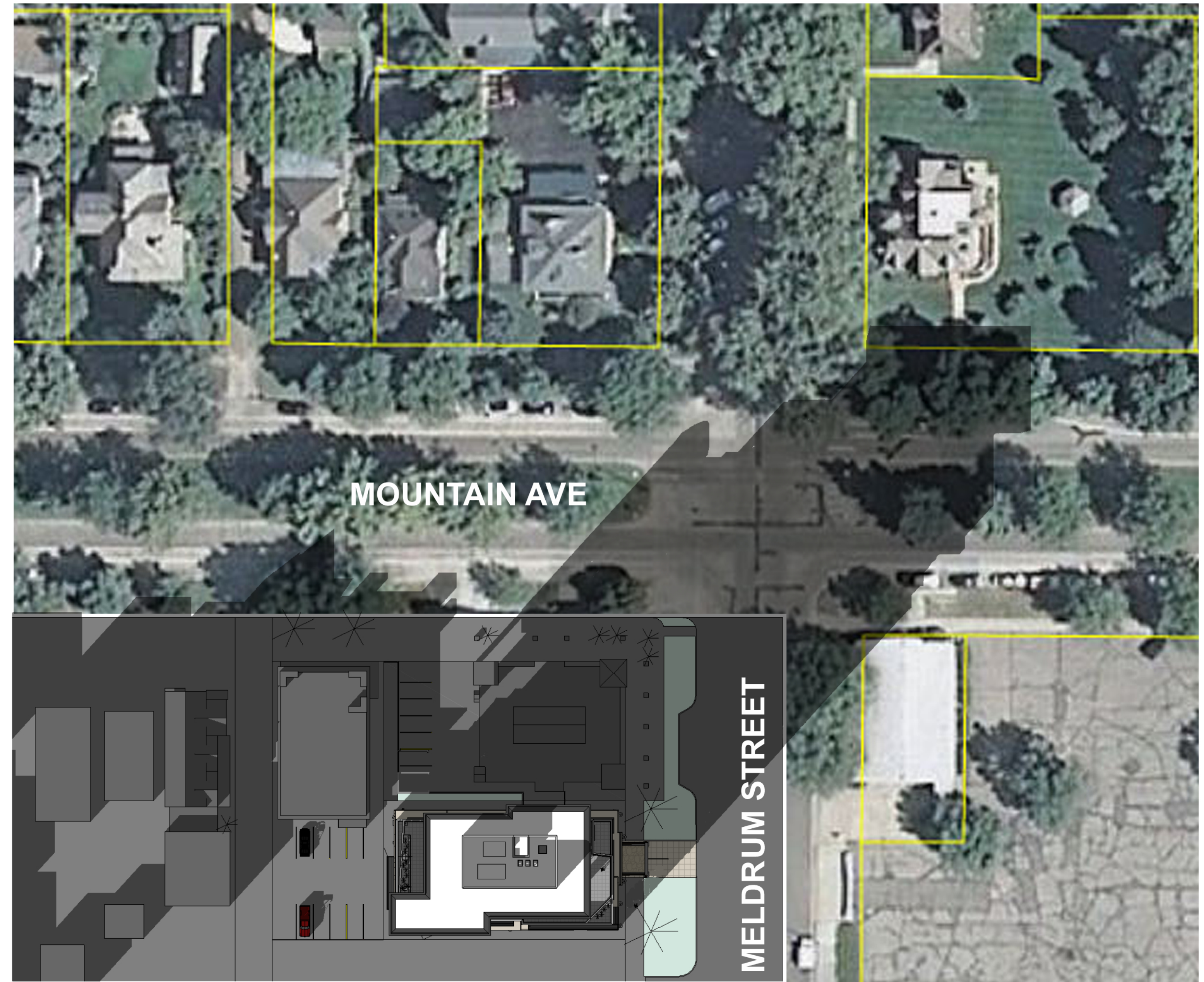
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1 Shadow Study - Dec. 21 - 9am
SCALE:

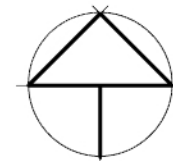
DECEMBER 21
LONGEST SHADOWS OF THE YEAR



3 Shadow Study - Dec. 21 - 3pm
SCALE:



2 Shadow Study - Dec. 21 - Noon
SCALE:



111 MELDRUM OFFICE BUILDING

PDP SUPPLEMENTAL DRAWING PACKAGE
SUBMITTAL DATE: 8/28/13



SHADOW STUDY

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November 6, 2013

Project: 111 Meldrum Office Building

City Planning #: PDP130027

VFLA Project #: 2013-01

Modification Request

4.16 (D)(5)(e) Building Standards - Canyon Avenue and Civic Center Exterior Facade Materials

Code section:

All street-facing facades shall be constructed of high quality exterior materials for the full height of the building. Such materials, with the exception of glazing, shall include, stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, architectural metals or any combination thereof. Except for windows, material modules shall not exceed either five (5) feet horizontally or three (3) feet vertically without the clear expression of a joint. For the purposes of this provision, architectural metals shall mean metal panel system with expressed seams; metal framing systems; or cut, stamped or cast ornamental metal panels. Architectural metals shall not include ribbed or corrugated metal panel systems.

Reason for the Request

The Applicant is building a new "Class A" office building along Meldrum Street and is proposing to use a high quality exterior material that is not specifically mentioned in the code section stated above. The product is a cement composite panel called Swiss Pearl. It's also more generally known as a *composite panel* because it's made of a combination of materials. Swiss Pearl is Europe's leading manufacturer of cement composite facade systems for high-end architecture.

Additionally, we are requesting that use of panel sizes larger than three feet vertically and five feet horizontally. The majority of the proposed panels are meet this requirement, but in some cases there are panels that are ten feet long or some panels are eight feet tall. The largest panel is eight feet by eight feet and occurs twice on the building. The varying pattern on the building provides architectural detailing and Our goal is to use a larger panel joint spacing to make the upper floors appear as if they fade away. By using larger panel joints, this creates the appearance of less mass.

Justification

We believe the granting of the Modification is justified because the proposed product meets the intention of the code section, *use high quality materials on street facing facades*. We feel this product is equal to or better than ones that would not need a Modification (ie Brick, terra cotta, metal panels).

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The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

The Applicant's justifications for using this material are the following:

1. High Quality Material. The cement composite panel is comprised of a combination of bonding agents, high-quality pigments, reinforcing fibers, process fibers, water, and air. The mixture is allowed to harden for 28 days and the result is a very rigid sheet. The panels are mounted to the exterior of the building using rigid connections. For more technical information about the make-up of the panels, please visit www.swisspearl.com/cement-composite/?L=

2. Versatility in shape and color. Swiss Pearl panels are integrally colored and not a laminated product. There are a multitude of colors the applicant's choices have been shown on the exterior elevations. Additionally, the product can be cut (with special blades) into various sizes. This allows the building to have varying panel joints and create visual interest. The panel joint pattern is shown on the exterior elevations.

3. Resiliency to extreme weather conditions. Swiss Pearl has reliable product performance, high resistance to weather conditions, and resilient to UV rays.

4. Long-term Reputation. Swiss Pearl has been manufacturing their panels since 1990 and has installed over 130 million square feet of product panels around the world

Additionally, Swiss Pearl is similar to the approved materials; architectural metal panels, cast stone and prefabricated brick panels. It has a similar look as architectural metal panels however it's made of similar materials of cast stone and brick.

For more information regarding Swiss Pearl, please visit www.swisspearl.com.

Examples of the installed product



Image of installed Swiss Pearl in extreme climate

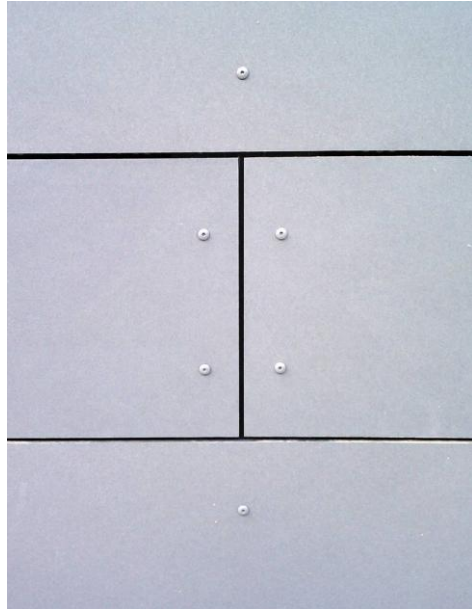


Image of typical joint with painted fastener heads

Swiss Pearl Panel



Image of installed Swiss Pearl (dark grey panel)

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Proposed Location of Product

Proposed Swiss Pearl panel



Perspective of the proposed office building at 111 Meldrum. The east elevation is shown.

For additional locations of the Swiss Pearl product, please refer to the exterior elevations submitted with the PDP submittal. The locations are called out as *Composite Panel 1*, *Composite Panel 2*, and *Composite Panel 3*.

We appreciate your collaboration on this project. Thank you.

End of Modification Request

VAUGHT FRYE LARSON **architects**

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Adonai Professional Services, Inc. (APS, Inc.)

Electrical Engineers

November 12, 2013

PDP Variance Request

Mr. Chris Aronson
Vaught Frye Larson Architects
401 Mountain Avenue Suite 100
Fort Collins, CO 80521

**RE: 111 Meldrum Office Building
Fort Collins, CO**

Dear Mr. Aronson:

The content of this Letter needs to be issued as part the PDP plan response comments on the above mentioned project.

Department: Current Planning

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

Topic: Lighting Plan

Comment Number: 1

Comment Originated: 09/24/2013

09/24/2013: Please submit an alternative compliance request per Sec. 3.2.4(E) for the uplighting on the decorative light fixtures and the light spill beyond 20' along the ROW that exceeds 0.1 footcandles.

Per the above request we are requesting exterior lighting alternative compliance on the 111 Meldrum Office Building project in accordance with Fort Collins land use code section 3.2.4(E) for the following (3) items.

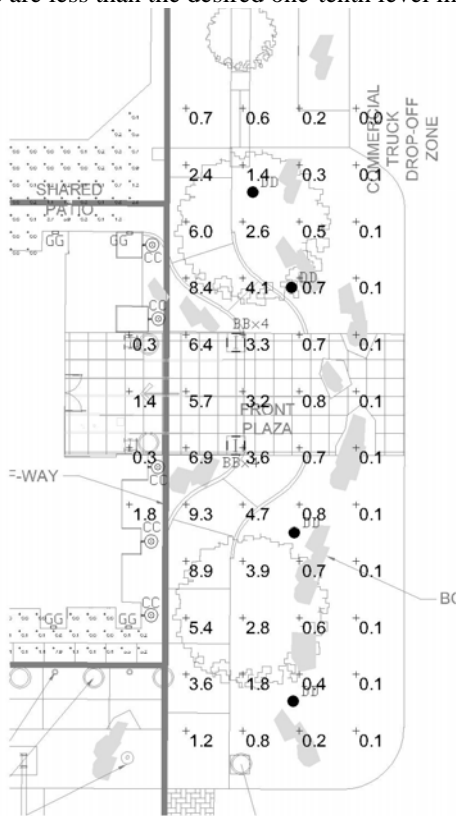
Item 1

Section 3.2.4(D)(3) of the land use code requires that light sources be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property. We would like to use a hand full of architectural lighting fixtures that produce a pattern of light on the building in question at (4) select locations. (See sheets 9 & 10 of the PDP submittal). The light fixtures in question are fully shielded, feature sharp cut-off capability and minimize spill-light, glare and unnecessary diffusion on adjacent property. They do however, produce a small beam of light patterned on the wall in an upward direction. (The fixture cut sheets for the "HH" and "KK" fixtures can be found on sheet 12 of the PDP submittal.) We are requesting the fixtures be allowed as they follow the intent of section 3.2.4(D)(3) by enhancing the cityscape without producing any unnecessary nuisances on the adjacent properties. Below is an example of the "KK" fixture used at another project in town.



Item 2

Section 3.2.4(D)(8) of the land use code requires light levels measured twenty feet beyond the property line of the development site (adjacent to residential uses or public rights-of-way) shall not exceed one-tenth (0.1) foot-candle as a direct result of the on-site lighting. The building to be located at 111 Meldrum will be located within 5' of the property line and will have a canopy that extends into the public right-of-way. As a result the one-tenth(0.1) foot-candle lighting level extends to a distance of 33' beyond the property line in lieu of the 20' distance mandated above. The street curb is approximately 42' from the property line and the public right-of-way in this area is to be substantially improved up on as this area will serve as the main entrance into the new building. Due to the proximity of the building and the public right-of-way we are requesting a variance that would allow the one-tenth foot-candle level to extend to a distance of 33 feet beyond the property line. It would appear that the lighting levels in this regard follows the intent of the Land Use Code and does not impose any excessive nuisances that would otherwise compromise the Land Use Code with regard to light trespass in the public right-of-way as the lighting levels at the curb line are less than the desired one-tenth level mandated by the code.



Item 3

Section 3.2.4(D)(3) of the land use code requires that light sources be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property. The type DD landscape up lights do not fully comply with 3.2.4(D)(3), however, due to the limited nature of documentation that is required with the submittal package the team feels the photometric by itself does not reflect the true nature of the lighting design. The intent of the design team is to create a world class building that fits within the contexts of the neighborhood while at the same time resembling much of the same lighting elements the Otterbox HQ (209 South Meldrum Street) has to create a connection between the Otterbox buildings all while maintaining a safe environment. Seth Larson, Noah Beals, and Jeff Errett met to review the lighting on the Otterbox HQ (209 South Meldrum Street) and all came away with an understanding that the building and site was appropriately illuminated and the type DD fixtures were not polluting light up past the building.



In summary the design team feels the Alternative Compliance request should be granted for the following reasons.

1. The additional steps the team has taken to illustrate the true nature of the lighting on and around the building including walking the Otterbox HQ with Seth and Noah better accomplish the purpose of ensuring the overall lighting plan complies with all the standards of the lighting sections including building lighting, site lighting, and respecting the surrounding neighborhoods.
2. The proposed photometric plan and associated light levels are comparable to the lighting strategy utilized at OtterBox HQ (209 South Meldrum). The consensus after visiting that site was light levels there are generally adequate and appropriate for the neighborhood context and type of activity associated with the project.
3. Illuminating surfaces such as landscape materials, tree trunks and canopies, fences and vertical building walls creates a perceptible boundary and edge, with a depth of field that adds to the overall sense of safety. Without this lighting, depth of field is lost and objects beyond the viewer's immediate vicinity are absorbed into the darkness of the background.
4. The nature of the single sheet photometric does not accurately depict what the true lighting will be once the building is built so the additional information accomplishes the purpose of better painting the picture than strictly conforming to the lighting section.
5. Our approach is to illuminate the site by reflecting light off of architectural or natural elements while simultaneously shielding the lamp source from direct image glare. We will do this by selecting specific fixtures that allow us to controlling where the light is aimed with shields, placement and cut off optics.
6. The Otter Box Head Quarters located at 209 South Meldrum is an example of the exterior lighting environment we are trying to create. This example can be viewed at night to ascertain the value of the alternate approach we are proposing.
7. Our goals in this regard are as follows:
 - a. Provide a safely illuminated environment.
 - b. Enhance the neighborhood continuity and connectivity
 - c. Foster non-vehicular access
 - d. Eliminate any adverse effects of the lighting system on the adjacent properties.

Our goal matches the intent of the requirements outlined in the Fort Collins Land Use Code section 3.2.4. In the event the proposed design is built and the City believes we have not matched the intent we will work with the city to rectify the perceived deficiency. Thank you in advance for approval of this Alternative Compliance approach on the 111 Meldrum building.

Respectfully submitted,



Chuck Polson, President
Adonai Professional Services, Inc.

111 MELDRUM
OFFICE BUILDING

FORT COLLINS, COLORADO



land planning landscape architecture
urban design entitlement

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax 970.224.1662 phone 970.224.5528 www.vfrdesigninc.com

IN ASSOCIATION WITH:

DEVELOPER / APPLICANT

BLUE OCEAN ENTERPRISES, INC.

BRANDON GREBE

401 W. MOUNTAIN AVE, SUITE 200

FORT COLLINS, CO 80521

970.498.2261

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING

NICK HAWS, P.E., LEED AP

200 S. COLLEGE AVE., SUITE 100

FORT COLLINS, CO 80521

970.221.4158

ARCHITECT

VAUGHT FRYE LARSON ARCHITECTS

CHRIS ARONSON

401 W. MOUNTAIN AVE.

FORT COLLINS, CO 80521

970.224.1191

LIGHTING

APS, INC.

RANDY J. BREMMER

7726 PARK RIDGE CIRCLE

FORT COLLINS, CO 80528

970.206.0269

TRAFFIC

DELICH ASSOCIATES

MATT DELICH

2272 GLEN HAVEN DRIVE

LOVELAND, CO 80538

970.669.5034

ISSUED

No.	DESCRIPTION	DATE
1	PDP	08.28.13
2	PDP Resubmittal	10.16.13

REVISIONS

No.	DESCRIPTION	DATE
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PDP Resubmittal

SEAL:

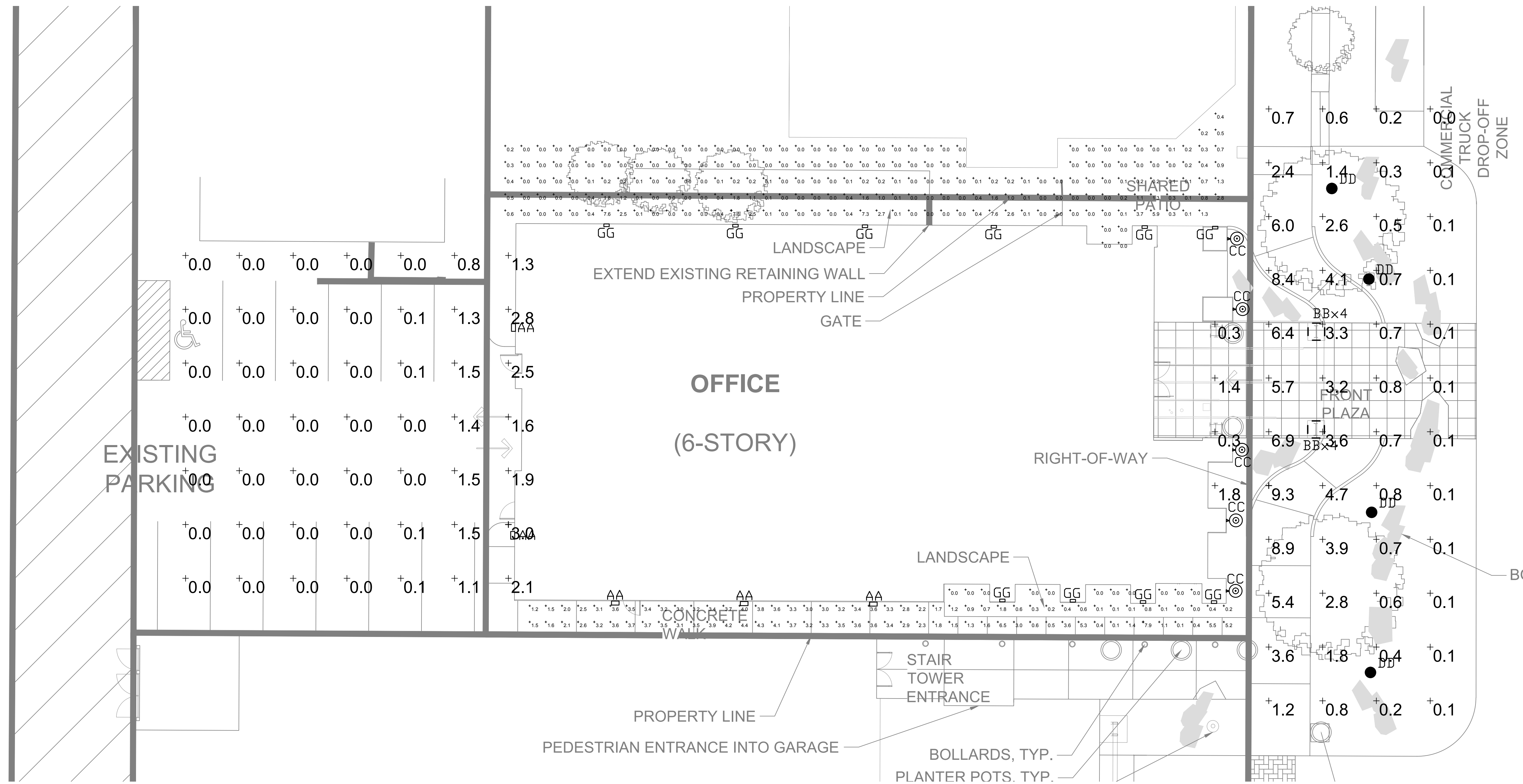
PROJECT No.: 217-13
DRAWN BY: CMP
REVIEWED BY: CMP

BLUE OCEAN
PHOTOMETRIC PLAN

SCALE ACCORDINGLY IF REDUCED

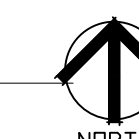
DRAWING NUMBER:

8



1 PHOTOMETRIC SITE PLAN

SCALE: 3/32" = 1'-0"



EXTERIOR LIGHTING FIXTURE SCHEDULE									
TYPE	LAMPS	LUMENS	LLF	DESCRIPTION	FINISH	MOUNTING	MANUFACTURER	CAT. NO.	VOLTS
AA	24W LED	1-2005	1.0	CUTOFF ARCHITECTURAL WALL SCONCE	DARK BRONZE	SURFACE	LITHONIA	WST LED 1 10A700/40K SR2 MVOLT PE ELCH DOBXD	120
BB	2.2W LED		1.0	CUTOFF LED STONE WASH LIGHT	DARK BRONZE	UNDER COLUMN CAP	KICHLER	15756-BBR	120
CC	51W LED	1-3500	1.0	CUTOFF ARCHITECTURAL WALL SCONCE	DARK BRONZE	SURFACE	SELUX	SAQL W LG3500 R2 35 XX RZ 208 DS DM	120
DD	1-50W MR16 USHD		1.0	COMBO POST/PI RECEPTACLE & ACCENT FLOOD WITH INTERNAL HONEYCOMB LOUVER & EXTERNAL GLARE SHIELD	DARK BRONZE	DIRECT BURY SEE DETAIL	ARLINGTON HYDREL	GP26BR(BRONZE) 4620-M50-MVOLT -KM-BL-GS-BZ	120
EM-WP	WITH UNIT			EXTERIOR EMERGENCY EGRESS LIGHT	DARK BRONZE	LITHONIA	LITHONIA	AFN DB	120/ 277
FF4	1-32W78 830		1.0	8'-0" WALL MOUNT WALL GRAZER	DARK BRONZE	WALL	INSIGHT	EX5 SMS SA T8 32 4' 2 TBR VS	120
GG	1-32W TRIPLE 6x27q-3 835		1.0	EXTERIOR STEP LIGHT	ALUMINUM GREY	WALL	SISTEMALUX	S.4639-277-14 S.4633.12	120
HH	1-20W PCS MH		1.0	EXTERIOR WALL SCONCE	ALUMINUM GREY	WALL	SISTEMALUX	S.5043-120-14	120
II				NOT USED					
JJ				NOT USED					
KK	1-35W T4.5 GB.5 MH		1.0	EXTERIOR WALL SCONCE	ALUMINUM GREY	WALL	SISTEMALUX	S.5081-120	120

NUMERIC SUMMARY

LABEL	CLAC TYPE	UNITS	AVG.	MAX	MIN	AVG/MIN
EAST ENTRY	ILLUMINANCE	Fc	2.1	9.3	0	0
NORTH ALLEY	ILLUMINANCE	Fc	0.4	7.8	0	0
SOUTH ALLEY	ILLUMINANCE	Fc	2.2	7.9	0	0
WEST PARKING AREA	ILLUMINANCE	Fc	0.5	3.0	0	0

1. This project proposes to use some decorative lighting that casts lighting patterns in the upward direction on the building. These types of fixtures are not compliant with the Fort Collins Land Use Code section 3.2.4(D)(3).

2. This photometric plan does not meet the minimum light level requirements of the Fort Collins Land Use Code section 3.2.4(D)(8).

3. We are requesting Alternative Compliance in accordance with the Fort Collins Land Use Code section 3.2.4(E). Refer to alternate compliance letter for additional information.

111 MELDRUM
OFFICE BUILDING

FORT COLLINS, COLORADO



land planning landscape architecture
urban design entitlement

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax 970.224.1862 phone 970.224.5528 www.vfrdesigninc.com

IN ASSOCIATION WITH:

DEVELOPER / APPLICANT

BLUE OCEAN ENTERPRISES, INC.

BRANDON GREBE

401 W. MOUNTAIN AVE., SUITE 200

FORT COLLINS, CO 80521

970.498.2261

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING

NICK HAWS, P.E., LEED AP

200 S. COLLEGE AVE., SUITE 100

FORT COLLINS, CO 80521

970.221.4158

ARCHITECT

VAUGHT FRYE LARSON ARCHITECTS

CHRIS ARONSON

401 W. MOUNTAIN AVE.

FORT COLLINS, CO 80521

970.224.1191

LIGHTING

APS, INC.

RANDY J. BREMMER

7726 PARK RIDGE CIRCLE

FORT COLLINS, CO 80528

970.206.0269

TRAFFIC

DELICH ASSOCIATES

MATT DELICH

2272 GLEN HAVEN DRIVE

LOVELAND, CO 80538

970.669.5034

ISSUED

No.	DESCRIPTION	DATE
1	PDP	08.28.13
2	PDP Resubmittal	10.16.13

REVISIONS

No.	DESCRIPTION	DATE
-----	-------------	------

PDP Resubmittal

SEAL:

PROJECT No.: 217-13

DRAWN BY: CMP

REVIEWED BY: CMP

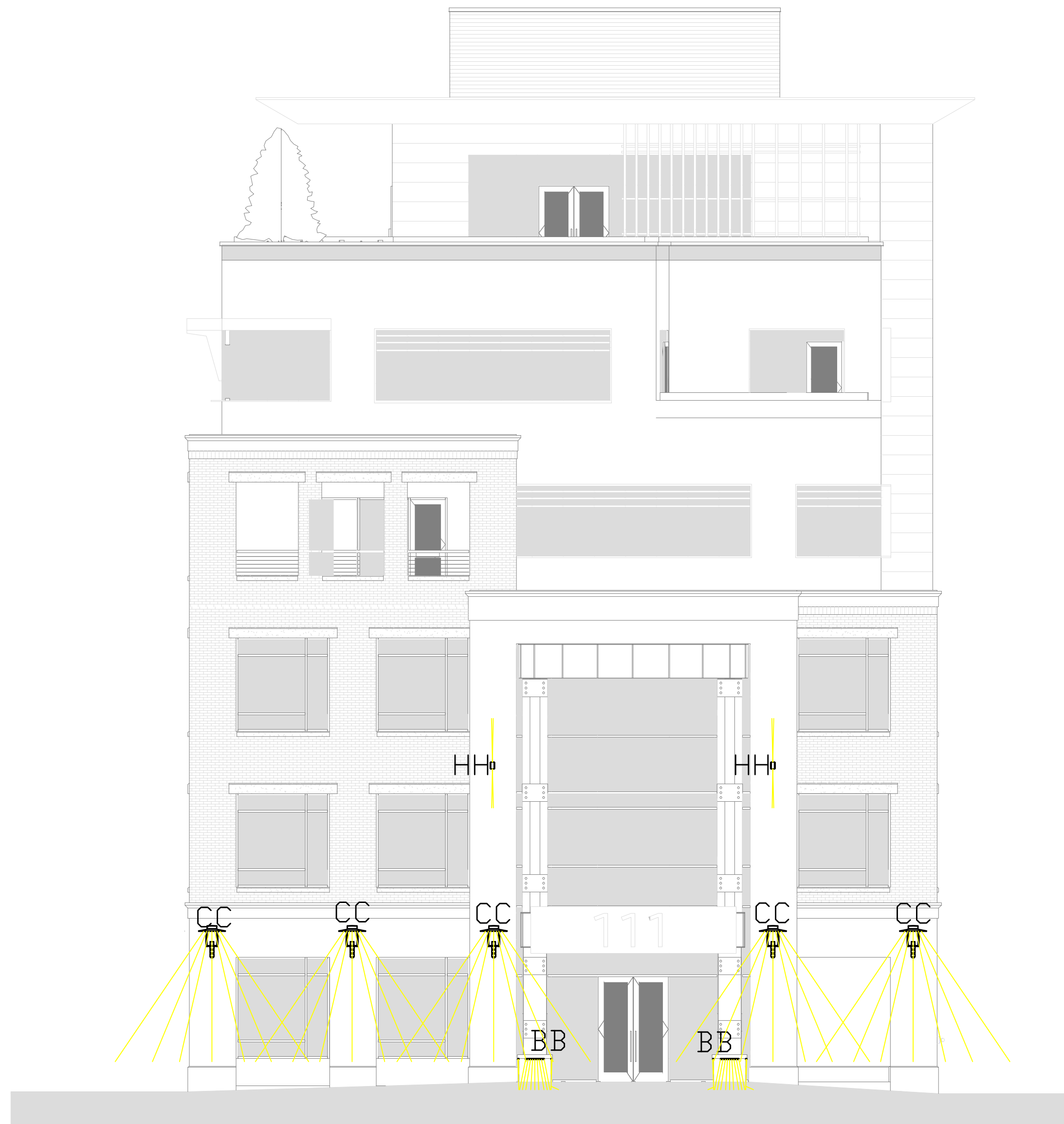
BLUE OCEAN
LIGHTING ELEVATIONS

SCALE ACCORDINGLY IF REDUCED

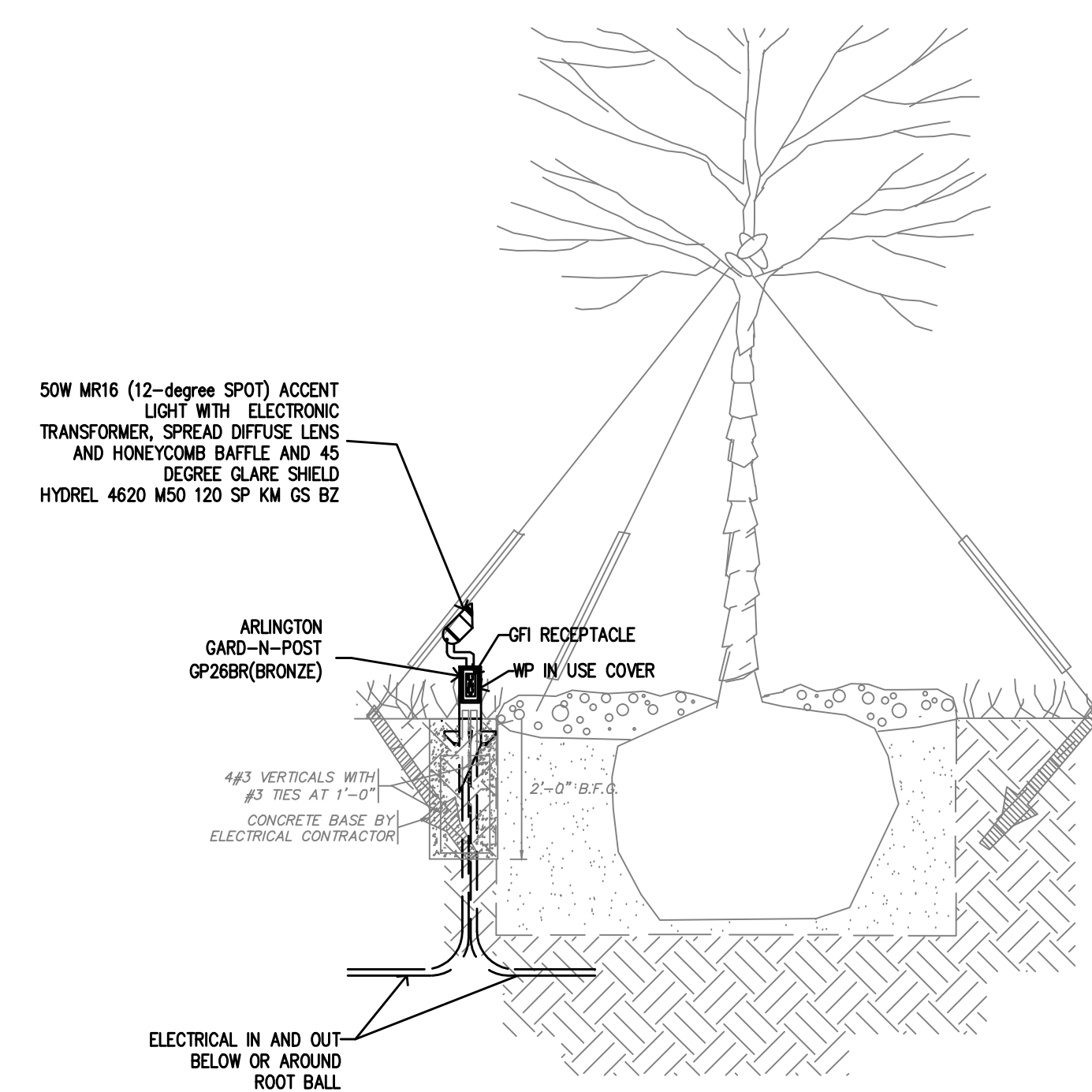
DRAWING NUMBER:



2 SOUTH LIGHTING ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST LIGHTING ELEVATION
SCALE: 1/8" = 1'-0"



3 TYPE DD DETAIL
SCALE: NTS

111 MELDRUM
OFFICE BUILDING

FORT COLLINS, COLORADO



land planning landscape architecture
urban design entitlement

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax 970.224.1862 phone 970.224.5528 www.vrdesigninc.com

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401 W. MOUNTAIN AVE., SUITE 200
FORT COLLINS, CO 80521
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LIGHTING

APS, INC.
RANDY J. BREMMER
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970.206.0269

TRAFFIC

DELICH ASSOCIATES
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970.669.5034

ISSUED

No.	DESCRIPTION	DATE
1	PDP	08.28.13
2	PDP Resubmittal	10.16.13

REVISIONS

No.	DESCRIPTION	DATE

PDP Resubmittal

SEAL:

PROJECT No.: 217-13
DRAWN BY: CMP
REVIEWED BY: CMP

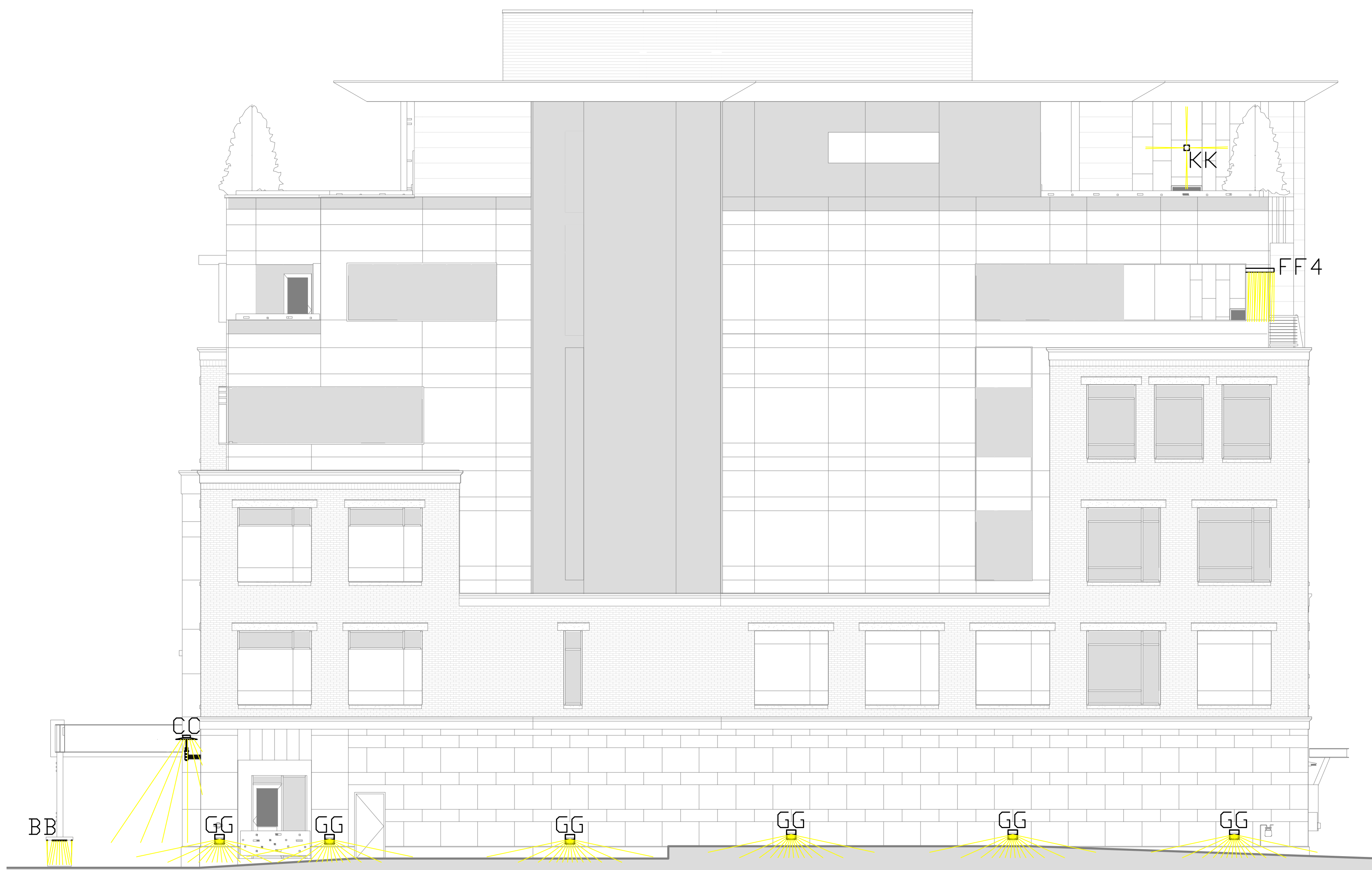
BLUE OCEAN
LIGHTING ELEVATIONS

SCALE ACCORDINGLY IF REDUCED
DRAWING NUMBER:

10



1 WEST LIGHTING ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH LIGHTING ELEVATION
SCALE: 1/8" = 1'-0"



WST LED Architectural Wall Sconce

TYPE AA



Visit the Tab key or mouse over the page to see all interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

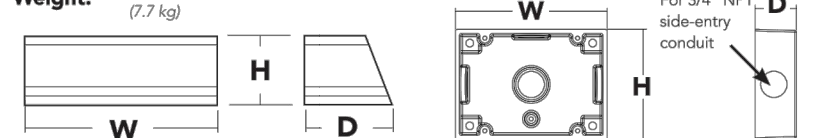
The WST LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications Luminaire

Height: 7-1/4" (18.4 cm)
Width: 16-1/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVLDT DDBTDX

Table with columns: WST LED, Series, Light Engines, Performance Package, Distribution, Voltage, Mounting, Options, Finish (required).

Emergency Battery Operation

The emergency battery backup (ELCV option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All ELCV configurations include an independent secondary driver with an integral relay to immediately detect A/C power loss. Dual light engines are wired in parallel so both engines operate in an emergency mode and provide additional component redundancy.

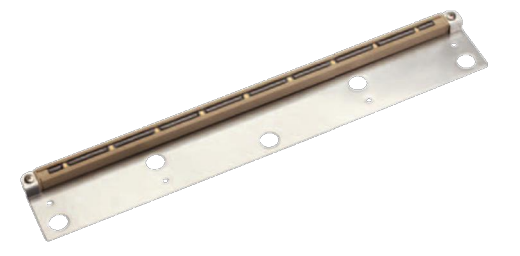
- NOTES: 1. MVLDT driver operates on any line voltage from 120-277V (50/60 Hz). Speedly 120, 208, 240 or 277 systems only when ordering with photocell (PC) option or using DSF option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

KICHLER

LED Fixture w Bracket



PROJECT: TYPE: TYPE BB ORDERING #: COMMENTS:

FEATURES

- Aluminum, Brass, & Copper Plated Housings w Multiple Finish Options
- Stainless Steel Mount Brackets
- Stainless Steel Mounting Screws
- 0-15V AC/DC Operating Range w Integrated, Constant Voltage Driver
- 10-Year / 40,000 Hour Warranty on LED Driver & All Other Electrical Components

Table with columns: 3 LED, 6 LED, 9 LED. Rows: Distance from Light Source, Power, Voltage, Current, Length, Weight.

ORDERING INFORMATION

EXAMPLE: 15745AZT (Product # & Finish)

Table with columns: PRODUCT, WATTAGE/STYLE, FINISHES, OPTIONAL. Rows: 3-LED Fixture 15745, 6-LED Fixture 15746, 9-LED Fixture 15756.

NOTES

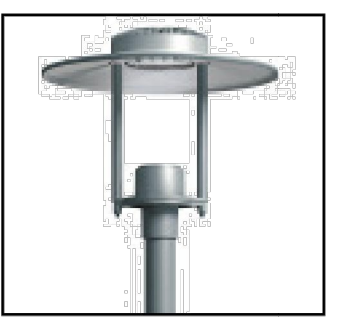
**Definition of 40,000 hours: Voluntarily following the accepted industry standard of L70, Kichler rates the entire lighting fixture system at 40,000 hours; with engineered electronics that will last at least 40,000 hours, superior optical engineering, and finally utilizing a design that operates at the optimal temperature thresholds for the LED chips.

For Warranty Information, please visit www.landscapelighting.com. We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.



Saturn Cutoff LED

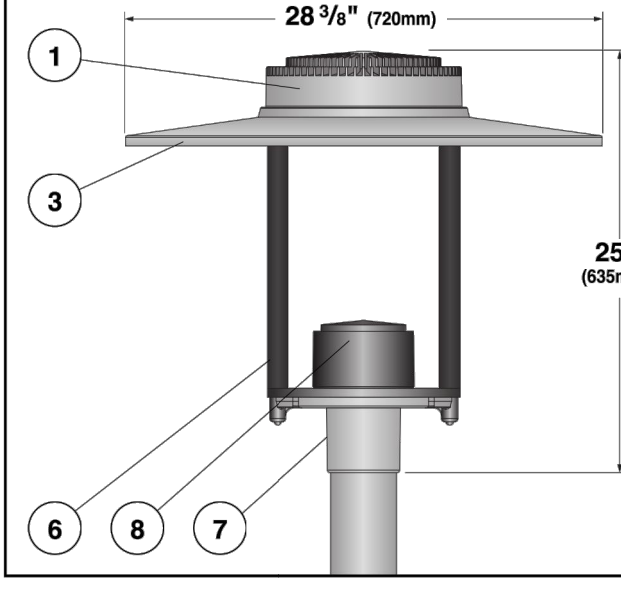
selux



Project: TYPE CC Qty: SACL Series Mounting Light Engine Optics CCT Power Cord Length Finish Voltage

Table with columns: Series, Mounting, Light Engine, Optics, CCT, Power Cord Length, Finish, Voltage, Options.

SACL-1-XX-DS



- 1. Luminaire Cover - Die cast aluminum cover made from low copper alloy, designed to ensure optimal thermal management for extra long life time of LED engine.
- 2. Gasketing - (not shown) One piece silicone gasket provides seal preventing water, dust and insects at all connections. UV and ozone resistant.
- 3. Luminaire Hood - Aluminum shade with white painted interior.
- 4. LED Array - (not shown) High flux LEDs mounted to PCB boards and attached to aluminum heat sink for maximum LED performance and life. CCT tolerance +/- 250K. Complete light engine can be removed easily for future upgrade. CRI 80 for LED by LED.

Selux Corp. © 2013. NRTL Listed (i.e. UL, CSA). In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not affect the function of the product.

TYPE DD



4620 KNUCKLE MOUNT ACCENT LIGHT

DESCRIPTION:

The 4620 knuckle mount accent light is uniquely designed with rugged sealed die-cast aluminum construction and an offset swivel mount for balance. This is a compact, versatile fixture which accepts low voltage MR-16 lamps, PAR20 incandescent, T4MH and PAR20 MH lamps, for architectural and landscape applications to thirty feet. A wide range of photometric performance is available with internal and/or external glare control.

SPECIFICATIONS:

MATERIAL: Fixture and Knuckle: Die-cast copper-free aluminum A360. All materials are chem-finished or anodized prior to painting. LAMP: Low Voltage: MR16, 50W Max. with integral transformer 75W with external transformer. Quartz: PAR20, 50W Max. MH: PAR20 or T4, 35W Max.

VOLTAGE:

See Ordering Guide

DISTRIBUTION:

Beam spread by lamp type on PAR and MR lamps; SP or FL reflector on T4 lamp.

LENSES:

Crowned tempered glass.

MOUNTING:

1/2" NPT adjustable knuckle.

FASTENERS:

Stainless steel.

LISTING:

UL, C.U.L.

Table with columns: TYPE, JOB NAME, PART NUMBER, Model, Lamp Type, Voltage, Distribution, Mounting, Mounting Options, Access, Options, Lamp, Finish, Listing.

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. *Used for information purposes only. It does not govern manufacturing or inspection requirements.* (ANSI Y14.5-1973)

©2011 Acuity Brands Lighting 11/11/11 4620_XM

20860 Nordhoff St., Suite B Chatsworth, CA 91311 Phone: 866.533.9901 Fax: 866.533.5291 www.hydrrel.com



4600 SERIES TYPE DD ACCESSORY SPECIFICATIONS

Table with columns: INTERNAL SOURCE SHIELD, INTERNAL HONEYCOMB LOUVERS, FULL GLARE SHIELD, GLARE SHIELD, COLOR FILTER, LINEAR SPREAD FILTER. Rows: Part #, Description, Part #.

TYPE DD Arlington Industries, Inc.

www.aifittings.com • E-mail: sales@aifittings.com 800.233.4717 • FAX 570.562-0646

19.5" & 26" Supports for Outdoor Light Fixtures

For installing a light fixture and/or GFCI devices outdoors. UV rated plastic for long outdoor life. Four non-chipping colors.

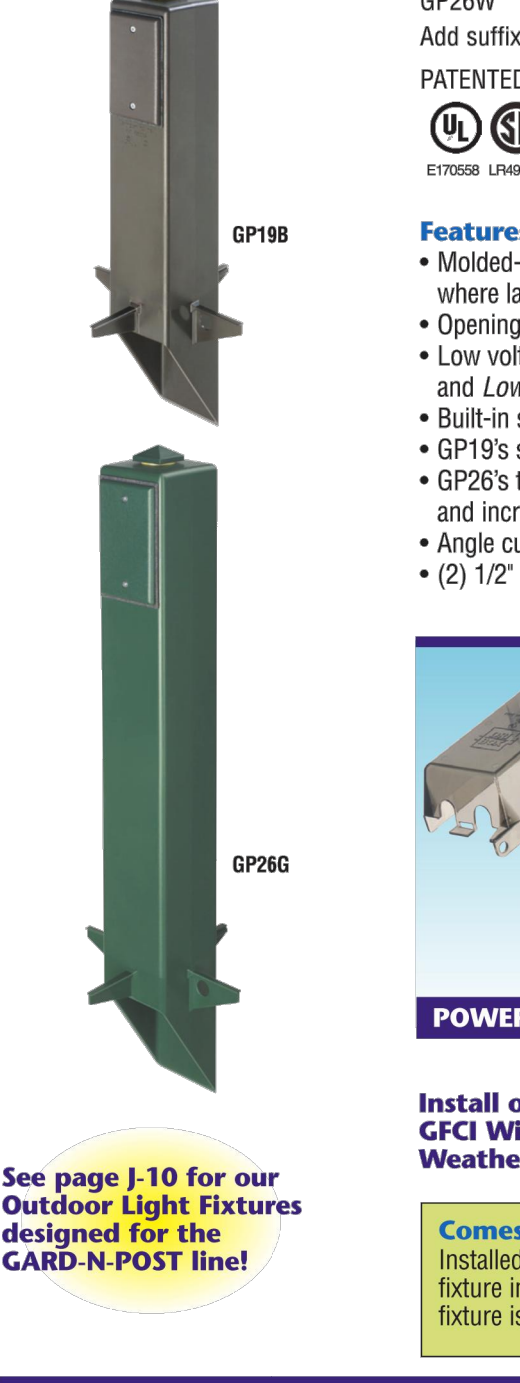


Table with columns: CATALOG NUMBER, UPC/DCI/NAED MFG #01 8997, DESCRIPTION, UNIT PKG, STD PKG, DIM A, DIM B, DIM C.

PATENTED. ADDITIONAL PATENTS PENDING.

UL, NSF CSA listed with grounding lug.

Features and Benefits

- Molded-in color is permanent - unlike painted posts where lawn equipment chips the color off
- Openings on both sides of the post for back-to-back power
- Low voltage separator provided for Power use on one side and Low Voltage on the other (phone, security, & cable TV)
- Built-in stabilizers need no assembly and provide rigid support
- GP19's stabilizers offer greater use of above ground height
- GP26's taller design provides additional height for wiring devices and increased burial depth
- Angle cut post for easy access to underground wiring
- (2) 1/2" KOs for a UL Listed enclosure



Install one or two GFCI Wiring Devices with Weatherproof Cover... Or add the Low Voltage Separator and run Low Voltage on one side and Power on the other! Comes complete with... Installed 3/4" x 1/2" NPT metal reducing bushing, locknut with copper ground wire for fixture installation, (2) blank device plates, gaskets & screws, plug for top hole (when fixture is not installed), low voltage separator, and removable KO plate.

GARD-N-POST™ J-1 Weatherproof

111 MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



land planning landscape architecture urban design entitlement

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521

IN ASSOCIATION WITH:

DEVELOPER / APPLICANT BLUE OCEAN ENTERPRISES, INC. BRANDON GREBE

401 W. MOUNTAIN AVE., SUITE 200 FORT COLLINS, CO 80521 970.498.2261

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING NICK HAWES, P.E., LEED AP 200 S. COLLEGE AVE., SUITE 100 FORT COLLINS, CO 80521 970.221.4158

ARCHITECT

VAUGHT FRYE LARSON ARCHITECTS CHRIS ARONSON 401 W. MOUNTAIN AVE. FORT COLLINS, CO 80521 970.224.1191

LIGHTING

APS, INC. RANDY J. BREMMER 7726 PARK RIDGE CIRCLE FORT COLLINS, CO 80528 970.206.0269

TRAFFIC

DELICH ASSOCIATES MATT DELICH 2272 GLEN HAVEN DRIVE LOVELAND, CO 80538 970.669.5034

ISSUED

Table with columns: No., DESCRIPTION, DATE. Rows: 1 PDP 08.28.13, 2 PDP Resubmittal 10.16.13

REVISIONS

Table with columns: No., DESCRIPTION, DATE.

PDP Resubmittal

SEAL:

PROJECT No.: 217-13 DRAWN BY: CMP REVIEWED BY: CMP

BLUE OCEAN LIGHT FIXTURE CUTSHEETS

SCALE ACCORDINGLY IF REDUCED DRAWING NUMBER:

Submitting Agency: THE LIGHTING AGENCY P. 303-455-1032
 Description: AFN DB OTTERBOX
 Project: Notes:
 Type: **FF**



FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Available finishes are textured polyester powder coat paint in brushed nickel white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.

U.S. Patent No. D468,046.

Standard optics provided with two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vacuum-metallized, die-cast reflectors; and multi-faceted, highly transmissive refractor that significantly improves photometrics.

Forward throw (FWD) option optics provided with two high-brightness white LEDs, projecting an NFPA-101 compliant path 2' wide and 28' forward, when mounted 8-1/2' AFF.

All light sources meet requirements for NEC 708.16.

Dual-voltage input capability (120/277V).

Edge connectors on printed circuit board ensure long-term durability. Universal J-box mounting pattern.

Low-profile, integrated test switch/pilot light located below the lens.

Easily visible green status indicator.

Rigid conduit entry provision on top of the unit.

BATTERY — Sealed, maintenance-free lead-calcium battery provides 12W rated capacity. Nickel-cadmium battery with Premium and Exterior option packages.

Automatic 48-hour recharge after a 90-minute discharge.

Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.

ELECTRONICS — Current-limiting charger maintains battery life and minimizes energy consumption. Provides low operating costs.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts.

Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charge failure.

Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity.

Filtered charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

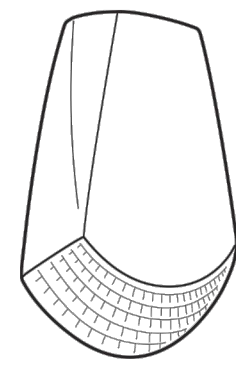
CONTRACTOR TO VERIFY:

Voltage:	Row Information:
Colors/ Finishes:	Switching Options:
Ceiling Type:	Suspension Lengths:
Specific Dimming Ballasts (if required):	Other:

AFFINITY

Die-Cast Architectural Emergency Light

AFN EM-WP



Brownout protection is automatically switched to emergency mode when supply voltage drops below 80 percent of nominal.

EXT option package includes 20-minute time delay for supplemental lighting during HID startup.

SELF-DIAGNOSTICS (PREM and EXT option packages)

Patented Electronics — U.S. Patent No. 6,592,044.

Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.

Diagnoses evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Postpone automatic test initiates eight hour delay of an automatic test by activating the manual test switch.

LISTING — UL listed. Wet location (EXT) listed. Damp location (PREM, EXT) listed. Cold weather (EXT) listed.

Meets UL 524, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

WARRANTY — Three-year warranty.

Accessories

Order as follows:

ELAANR08 Remote fixture (see ballasts and electrical to be powered by 6V battery required as part of an emergency lighting system listed from 0°F to 122°F; -18°C to 50°C). BN, W, S finishes available.

ORDERING INFORMATION For shortest lead times, configure product using standard options (shown in bold).

Example: AFN W EXT

Family	Finish	Option packages
AFN AFFINITY Series die-cast architectural emergency lighting	W White B Black BN Brushed nickel DB Dark bronze	PREM Features lead calcium battery, self-diagnostics and damp location 0° to 50°C (32° to 122°F) EXT Features high-temperature ni-cad battery listed from -18° to 50°C (0° to 122°F), self-diagnostics, time delay, listed for cold weather, damp and wet location FWD Forward throw optics

NOTES:
 1 Dark bronze can only be ordered with EXT option. This finish is not available on other units.
 2 Only available in EXT option.

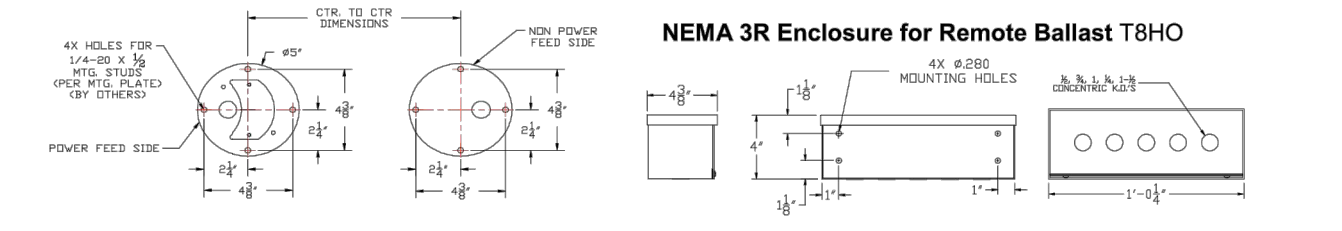
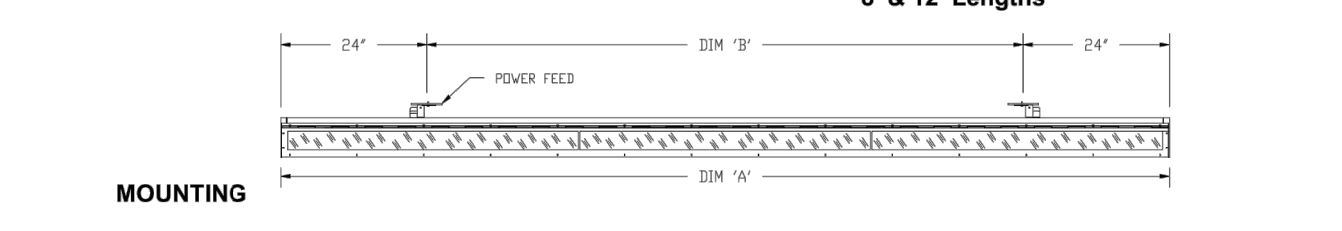
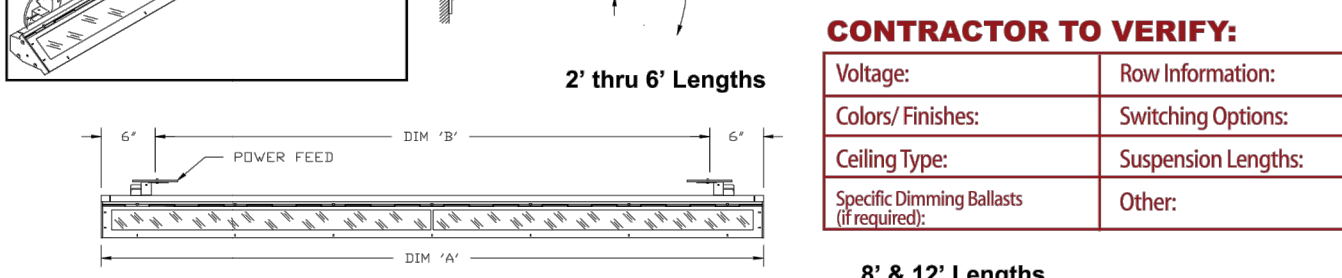
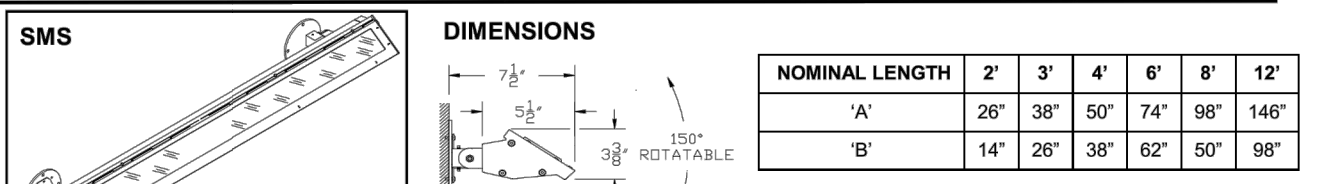
Emergency Sheet #: AFN ARC-60

Submitting Agency: THE LIGHTING AGENCY P. 303-455-1032
 Description: EX5 SMS SA T8 32 8' 2 TBR VS
 Project: Notes:
 Type: **FF**

OUTDOOR LIGHTING WALL / GROUND MOUNT SINGLE LUMINAIRE

EX-5 SERIES

1 & 2 LAMP FLUORESCENT T5, T5HO, T8, T8HO & LONG TWIN TUBE



SPECIFICATIONS

Housing: An extruded aluminum housing, single piece die-cast aluminum end plates.

Mounting: Die cast knuckles allow for adjustment of the luminaire. Wall bracket is constructed of heavy gauge steel and is supplied with a gasketed access cover to the recessed J-Box (by others) for ease of wiring.

Lens: An extruded aluminum hinged doorframe with a .187" thick clear virgin acrylic lens is retained to the housing by stainless steel bolts.

Stainless steel threaded inserts are used to eliminate any future dissimilar metals problems. This assembly is sealed to the housing with a single piece of closed cell memory retentive silicone gasket.

Reflector: Computer aided, die cut, formed reflectors are made of 95% specular, peened, anodized aluminum.

Electrical: Ballasts are integral electronic, power factor greater than 90, thermally protected, less than 10% THD. Minimum starting temperature is 0° F (T8HO ballasts are remote mounted and have a -20° F starting temperature).

Finish: All surfaces are multi-stage pretreated and coated with UV inhibited dry polyester power paint providing a textured finish.

Labels: UL/ULC approved for Wet Locations.

Insight Lighting reserves the right to change specifications without notice due to product improvements.

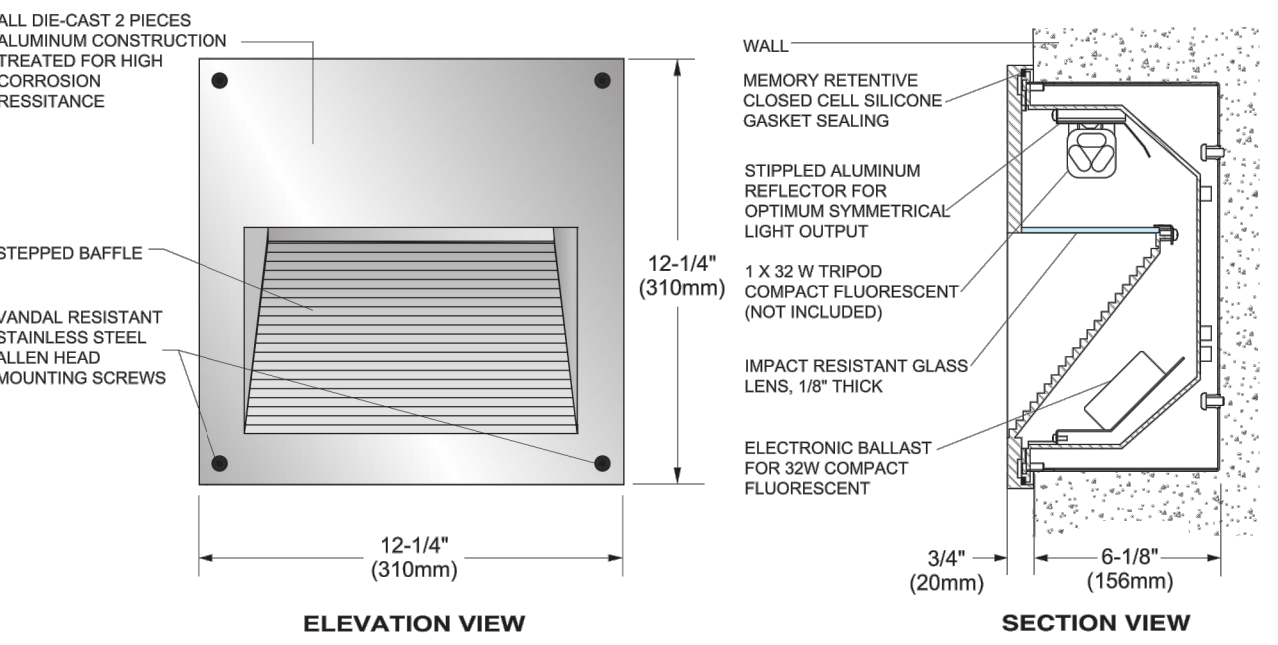
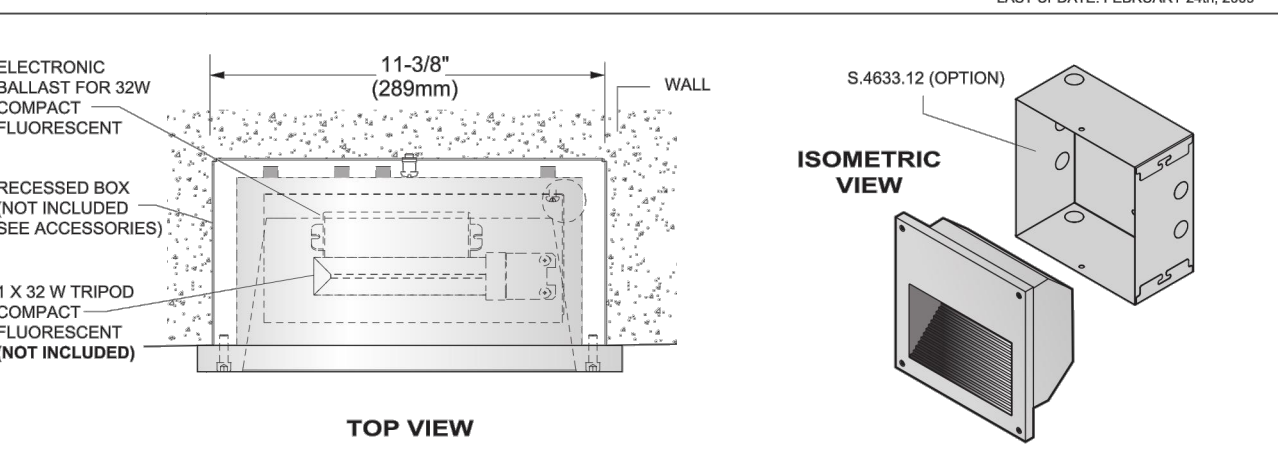
INSIGHT
 5455 de Gaspé
 Suite 100, Montréal (Québec)
 Canada H2T 3B3
 P: 514.523.1339 F: 514.525.6107
 E: info@insightlighting.com
 W: www.insightlighting.com

Submitting Agency: THE LIGHTING AGENCY P. 303-455-1032
 Description: S.4639 277 14 S4633.12
 Project: Notes:
 Type: **GG**

SISTEMALUX

MEGAEOS SQUARE #S.4639

LAMPING: 1 X 32W TRIPOD COMPACT FLUORESCENT, Gx24q-3 BASE
 PROJECT NAME:
 TYPE:



NOTE: CONNECTIONS TO BE DONE INSIDE THE FIXTURE HOUSING.

ACCESSORIES: S.4633.12 RECESSING BOX (DIM.-11-3/8" X 11-3/8" X 6-1/8")
 METAL FINISH: 09-BLACK, 14-ALUMINUM
 VOLTAGE: 120 V, 277 V

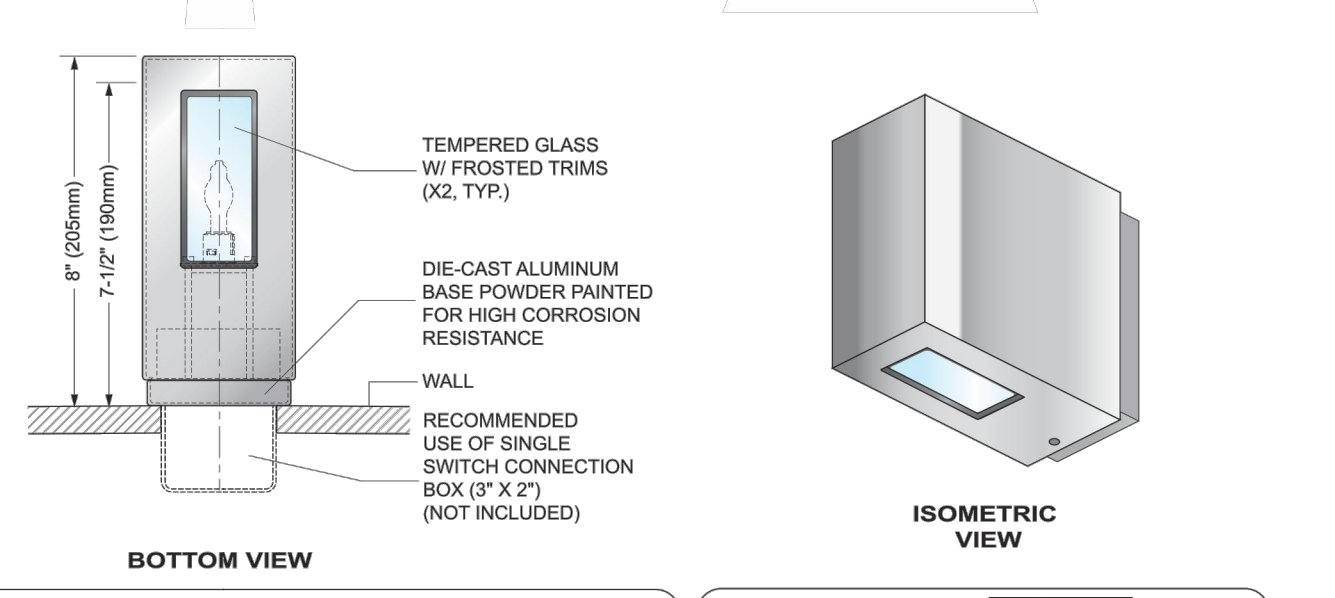
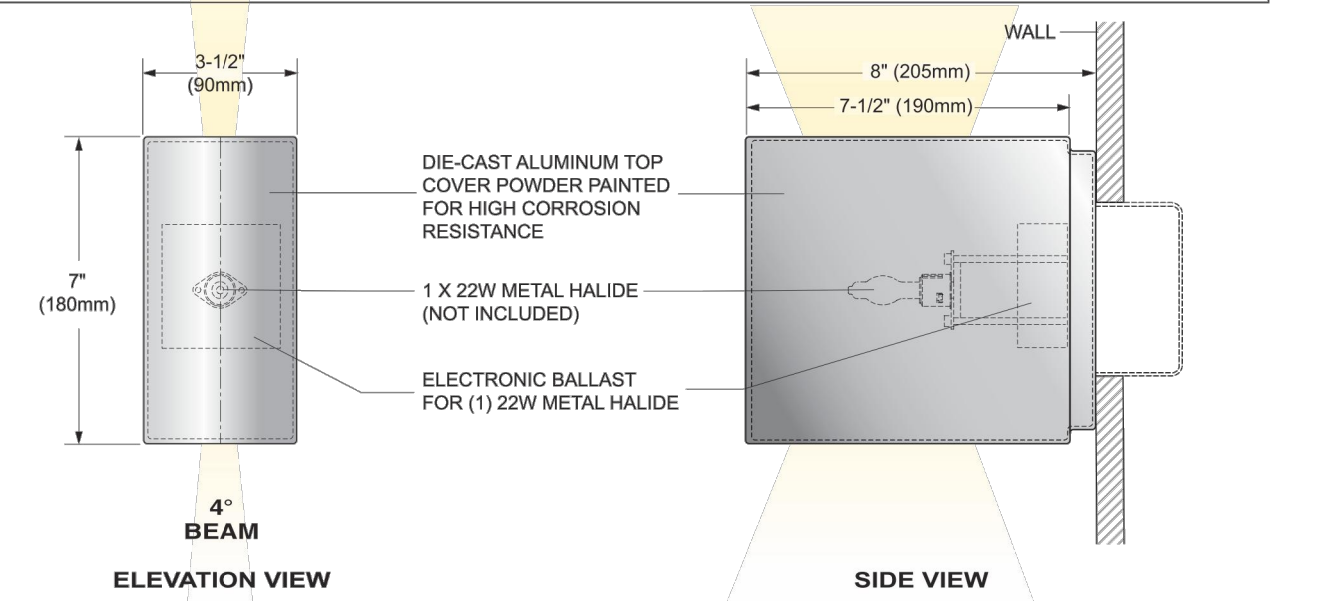
UL US 5455 de Gaspé suite 100, Montréal (Québec) Canada H2T 3B3 P: 514.523.1339 F: 514.525.6107
MEGAEOS SQUARE

Submitting Agency: THE LIGHTING AGENCY P. 303-455-1032
 Description: S.5043 120 14
 Project: Notes:
 Type: **HH**

SISTEMALUX

LIFT VERTICAL #S.5043

LIFT VERTICAL is an outdoor wall application. This die-cast aluminum application is powder painted for high corrosion resistance. It emits 4" narrow beams ideal for decorative illumination on architecture.



ACCESSORIES: COLORED FILTERS: S.4056 - RED, S.4058 - YELLOW, S.4057 - BLUE, S.4059 - GREEN
 FINISH: 01 - WHITE, 14 - ALUMINUM GREY
 VOLTAGE: 120V, 277V

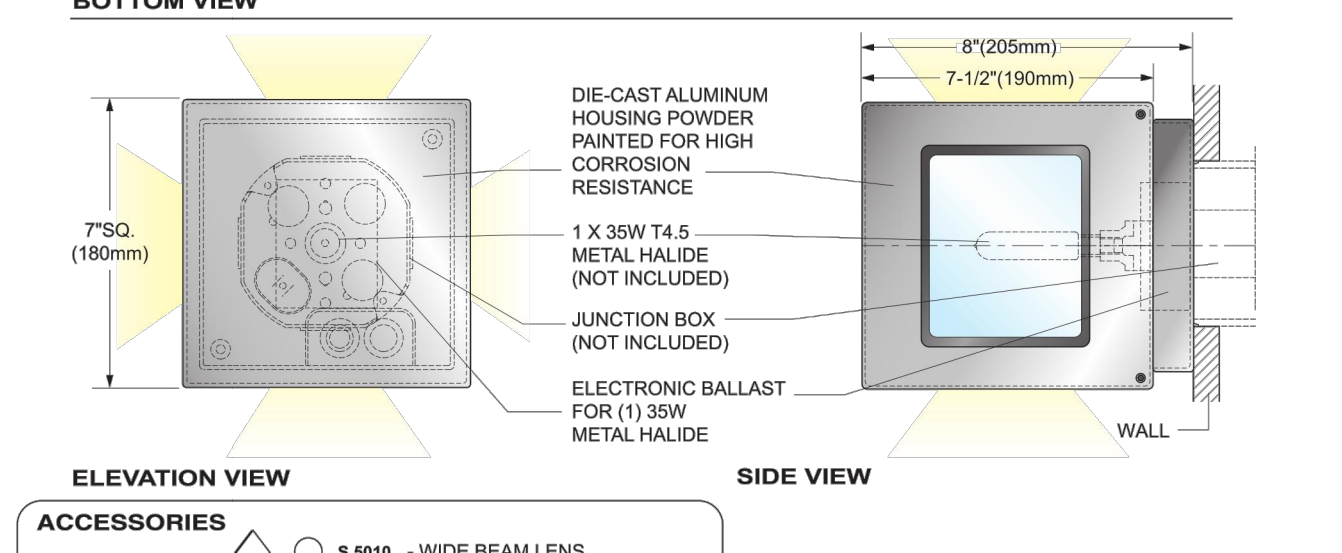
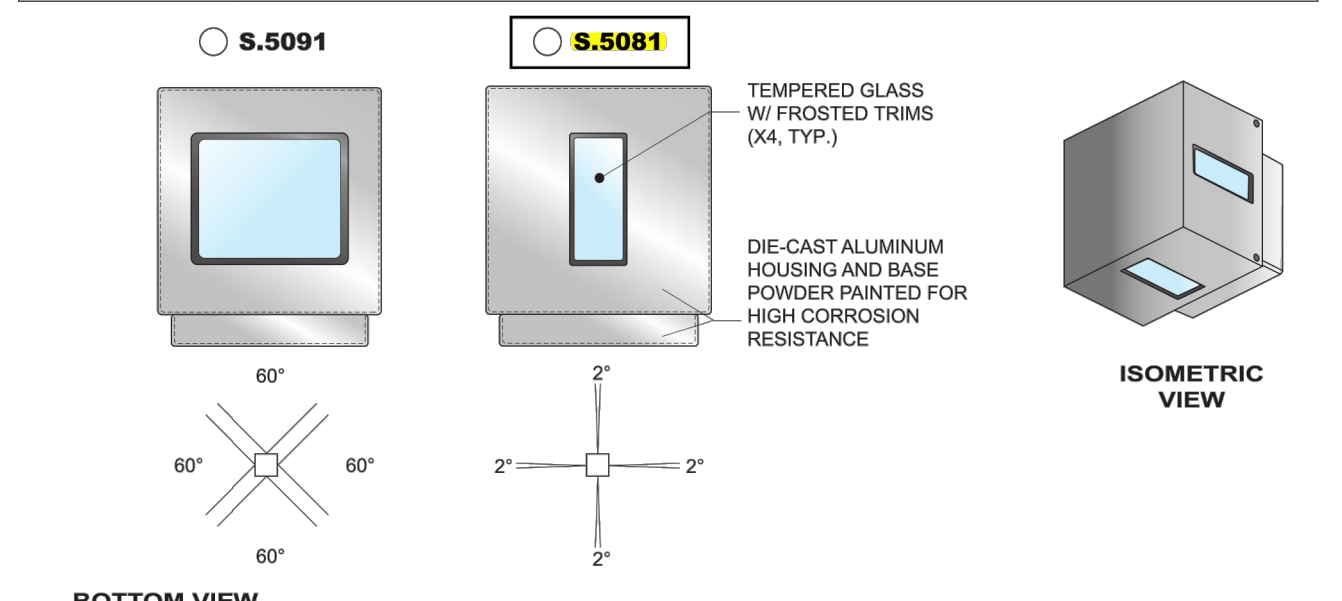
UL US 5455 de Gaspé suite 100, Montréal (Québec) Canada H2T 3B3 P: 514.523.1339 F: 514.525.6107
LIFT VERTICAL

Submitting Agency: THE LIGHTING AGENCY P. 303-455-1032
 Description: S.5081 277
 Project: Notes:
 Type: **KK**

SISTEMALUX

LIFT SQUARE 4 WINDOWS

LIFT SQUARE is an outdoor wall application. This die-cast aluminum application is powder painted for high corrosion resistance. It emits 2" narrow beams or 60" wide beams, ideal for decorative illumination on architecture.



ACCESSORIES: S.5010 - WIDE BEAM LENS (ONLY FOR S.5091), COLORED FILTERS: S.5006 - RED, S.5008 - YELLOW, S.5007 - BLUE, S.5009 - GREEN
 VOLTAGE: 120 V, 277 V
 METAL FINISH: 01 - WHITE, 14 - ALUMINUM GREY SPECIFY

UL US 5455 de Gaspé suite 100, Montréal (Québec) Canada H2T 3B3 P: 514.523.1339 F: 514.525.6107
LIFT SQUARE 4 WINDOWS

111 MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



land planning landscape architecture urban design entitlement

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IN ASSOCIATION WITH:

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APS, INC.
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ISSUED

No.	DESCRIPTION	DATE
1	PDP	08.28.13
2	PDP Resubmittal	10.16.13

REVISIONS

No.	DESCRIPTION	DATE
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PDP Resubmittal

SEAL:

PROJECT No.: 217-13
 DRAWN BY: CMP
 REVIEWED BY: CMP

BLUE OCEAN LIGHT FIXTURE CUTSHEETS

SCALE ACCORDINGLY IF REDUCED
 DRAWING NUMBER:



land planning ■ landscape architecture ■ urban design ■ entitlement

October 16, 2013

Seth Lorson
Fort Collins Planning Department

RE: Alternative Compliance Request for Bike Parking on Meldrum Office Building

This is an Alternative Compliance Request to Section 3.2.2(C)(4)(b) of the City's Land Use Code, which addresses bike parking and requires 20% enclosed and 80% fixed. The current plan proposes 100% of the bike parking to be enclosed.

We are requesting approval for an alternative compliance that we feel meets the standard equally well or better than a plan which complies with the standards.

Reasons supporting the request include:

The plan proposes 14 bike parking spaces, all located within the building and conveniently accessed through a door near the front of the building along the north side. No fixed spaces are located immediately in front of the building in order to provide a clean look for the entry and an area for pedestrians to sit and gather. *The current plan is providing 3 more spaces than what would be required.* Additionally, there are 6 existing bike spaces located nearby along the street frontage of the property to the north, also under the same ownership.

For the reasons outlined above, the applicant believes that the proposed plan meets the review criteria equal to or better than an alternative layout.

Thank you for your consideration of this matter,

A handwritten signature in black ink, appearing to read "Brent Cooper", written in a cursive style.

Brent Cooper
Ripley Design, Inc.

Thinking outside of the box for over two decades.

401 W. Mountain Ave., Suite 100 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 ■
www.ripleydesigninc.com



land planning ■ landscape architecture ■ urban design ■ entitlement

August 28, 2013

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

**Meldrum Office Building
Planning Objectives**

Project Vision:

The project is located at 111 Meldrum Street where a current office building is situated. This current building will be deconstructed and razed in preparation for a new six story, 42,000 square foot office building with a basement. Although this project stands nicely on its own, it is planned to be constructed as part of a city block redevelopment that includes a separate project to the south. This complementary project will consist of commercial mixed uses and a public parking structure. The two projects are planned to share similar architectural and streetscape components to enhance the pedestrian experience along Meldrum Street.

It is a goal of the applicant to integrate the new project into the downtown fabric of Fort Collins. 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). Materials of the area combine with a well-articulated form to provide an aesthetically pleasing building that meets the goals of the zone district. A supplemental packet that expands on views, shadows, and scale is included as an attachment.

In addition to the integrated architecture, the streetscape design will enhance the pedestrian experience along Meldrum, especially when combined with the mixed-use parking project to the south. Innovative streetscape concepts could include rain gardens within the parkways to collect and treat storm water, a variety of native plantings, boulders and mulch types creating a rich texture at the pedestrian scale. Large sandstone pavers will make up much of the entry plaza, drawing inspiration from many of the area's old walks. The main entry to the building will have a covered structural extension that will naturally flow into the sidewalk and direct pedestrian traffic away from and around the building entry. Security, safety and comfort are extremely important with the design of the entry. The concept of diverting the sidewalk allows a buffer from the entry of the building to the casual pedestrian and adds context to the overall street scape.

To achieve this innovative streetscape concept, some of the existing diagonal parking along the site's right-of-way will be replaced with the proposed streetscape concept. The additional parking structure proposed in the project to the south will absorb and replace these spaces. It is anticipated that this new

Thinking outside of the box for over two decades.

parking structure will ease the burden with commercial parking within the residential neighborhood areas. A private parking area will be provided within the building and will be accessed from the parking lot associated with the building at 17 West Mountain Ave. An access easement currently exists for this access.

There will be improvements within the right-of-way that continue on with the streetscape to the north (same ownership group). This includes the continuation of the enlarged landscape areas and islands that replace existing diagonal parking and a commercial truck drop-off zone. The street corner where Meldrum intersects Mountain will also be improved in this fashion. Some of the aging plants in the landscape beds along Mountain will be refreshed with new plantings. It is anticipated that the new landscaped islands and crosswalks will promote lower speeds with vehicles along the streets and in the intersections.

A neighborhood meeting was held on August 14th 2013 for both this project and the mixed-use parking project. Responses to the comments from the meeting have been taken into consideration from the applicant. Comments that the applicant deems to have merit are being addressed and will be made at the time of PDP submittal.

Thank you for your attention to this project, we are looking forward to working with you on the continued enhancement of this special area of Old Town.

Sincerely,



Brent Cooper
RIPLEY DESIGN INC.

NEIGHBORHOOD MEETING INFORMATION

PROJECT: 111 S Meldrum St (Blue Ocean Headquarters & Mixed-Use Parking Structure)

DATE: August 14, 2013

APPLICANT: Steve Schroyer, Director of Blue Ocean Real Estate

PROJECT PLANNER: Seth Lorson, City Planner

5:48pm

Citizen: My concern that the sidewalk bends making it difficult for the blind and those in a wheel chair.

6:03pm Citizen Process Overview

City Planner Seth Lorson started the meeting and explained the following:

- Introduction and Agenda of the meeting
- Guidelines of the meeting
- Provided an overview of the City's Development Review Process
- The project has gone through Conceptual Review.
- There is a lot of process left.
- Site Information corner of Meldrum and Oak, Downtown Civic Center sub-district
- A split review of the two buildings review Type 1 for the Blue Ocean office building and Type 2 for the parking garage/mixed use building
- Explanation what is part of the official record

6:10pm Applicant Presentation

Steve Schroyer Director of Blue Ocean Real Estate:

- Site location corner of Oak and Meldrum
- Proposing retail wrapping parking garage and a separate office building
- Establishing a substantial streetscape also street improvements with cross walks and bulb-outs
- Some trees to remain along perimeter
- Office building with steel and old railroad red brick
- Possible rain garden along the front of the office building
- On the last project at the neighborhood meeting we received a lot of questions about parking
- I will keep it informal and if you want to raise your hands I will open it up for questions

City: I will answer the question about process

Citizen: You will be demoing the Ulrich building?

Applicant: Yes, worst case of asbestos I have seen.

Citizen: The comments of this meeting will they be recorded?

City: They become part of the public record.

Citizen: We have two submittals will Planning and Zoning Board get the comments?

City: Both the Planning and Zoning Board and the Hearing Officer will get the comments.

Citizen: This is considered one project right now?

Applicant: This is combined tonight to provide context.

Citizen: I am long time residence and live on Oak Street one concern I have there will be an industrial brick face as I walk or ride my bike down the street, more importantly there is an ancient river-rock wall that encapsulates some trees, I appreciate what you are trying to do on Meldrum but you are part of the gateway to I wish you would look at that south-west corner

Applicant: We will get that in the notes.

Citizen: Are you taking both of these projects to LPC

Applicant: I believe they are part on the review submittal?

City: I don't think they have to go through the review.

Applicant: We do not have a problem to go and meet with them.

Citizen: I like what you did with the one house

Citizen: Most effective property owners on the other side of the Alley we have been meeting with Steve and thrilled when we heard that Otter Box was involved and the VFLA was involved and little bit of history of the site it was in the county it is zoned NCM some in the neighborhood know what that means the purpose of the zone district is to preserve the compatibility of the neighborhood, the main concern is the parking garage, It looks great along Meldrum but such intense of use such as a parking garage is a concern and the buffering of uses of incompatible uses, we have to look at the land use code and how it deals with the compatibility of uses. Also on the backside of the property with chain link fence garage built to the property line really we don't see any examples of uses abutting the NCM like this. The question is, how does this particular use relate to the historic elements of the neighborhood?

Applicant: because of the land use code we can be built up to property line along the alley similar to your building. We will have change of materials and this zone district does allow up to six stories but we took off the top story.

Citizen: The zoning allows 6 stories I thought it only allowed 2 stories

City: The zoning is Downtown not NCM.

Citizen: When did that zoning change?

Applicant: This has been like this.

Citizen: Seems suspicious.

Applicant: It has been like that since 1996.

Citizen: Since 1996?

Applicant: As far I know

Applicant's Engineer: There is a parking structure that backs up to NCB.

Citizen: I think problem there is the talk in the land use code of sensitivity along transition areas. It seems to me that the buffering and massing is too high with a 6 story building, moving the mass and scale to the Meldrum side and by doing that on the front part you might have just as much square footage and put parking under the office building. Oak street is a major bike and pedestrian path and entrance to garage on Oak will interrupt that.

Applicant: We have city codes to follow and curb cuts are only allowed in certain locations.

Citizen: Could you not put the parking under the building?

Applicant: We test soil and it is too soft.

Citizen: could not the Meldrum side be taller?

City: What I am hearing is the height changes of the building should be that the short part of the building be along the west side and the tall portion along the east or front of the building.

Applicant: We will take a look.

Citizen: One more possibility is to keep the project as one and put parking behind the blue ocean building.

Applicant: We have two separate ownerships and a grade change.

City: I don't believe this is part of your property (referring to the property at 417 Mountain.)

Citizen: For us that live on Oak Street that is our front I wondering if there is way to make it more compatible with the neighborhood?

Applicant: We can take a look at that?

Citizen: What is the façade along the Oak side?

Applicant: It is similar to the picture we are using brick stone and stucco and trees do help screen it.

Applicant: This is a public parking garage it is open to the public we are still working with the city and DDA.

Citizen: I mention the preservation of the SW corner will that happen?

Applicant: I don't know. I would be happy to meet with you about if the wall can be removed.

Citizen: I don't think that wall can be removed as a child I walked past that wall on the way to school and there used to be a saddle on it and it don't know if this is a word but I would straddled it.

Citizen: What are the charges for the parking garage?

Applicant: I don't know at this time.

Citizen: Can you point out the entrances to the garage?

Applicant: One on each street side not in the alley.

Citizen: Who is funding the building of the garage?

Applicant: We are designing and building it but working with the City of Fort Collins.

Citizen: What parking are you required?

Applicant: we are not required to provide parking

Citizen: What does the VFLA building feel about that wall?

Applicant: They do not have any issues, we do own that building.

Citizen: There's a safety issue with little children and Oak Street is the main route to the library, any way to make Oak street an entrance only to the garage?

Applicant: City had comment about that entrance and we are looking at that

Citizen: What about kids with big wheels two houses away who do not know about blinking lights?

Applicant: We do not want to hit kids and we will take a look at it.

Citizen: This is a main thoroughfare for kids.

Applicant: We will take look at it, bulb out helps with the slow speed zone.
Oak Street is bad and we think this will help?

Citizen: It is not going into the garage that is the problem it is coming out

Applicant: Not opposed to the entrance only we will take a look at it.

Citizen: There are doors for the residents that abut the alley, I am concerned that the alley becoming a street.

Applicant: We are looking at necking down the alley, speed bumps and other things to improve the safety

Citizen: Is the alley paved?

Applicant: It is rough asphalt

Citizen: Will the sidewalks allow patio area bike parking?

Applicant: it is wide enough.

Citizen: Are there public benches?

Applicant: Part of the city requirement does require public spaces on private property so there are public areas.

Citizen: How many people working in the building, the high rise?

Applicant: About 250 or 300 it would not be a net add of parking spaces.

City: If there are no more questions I am going to talk about the items we brought up in conceptual review. We are planning another meeting before they submit.

Applicant: This is our first foot forward next submittal will have changes.

Citizen: Will be a LEED building?

Applicant: We will use principles of LEED but not a LEED building. We will provide bike parking and service bike areas.

Citizen: Will it be a policy of Otter box employees not to park in the neighborhood?

Applicant: I don't know we will work that out, but we are working with the city on different parking tools.

Citizen: What is the next step?

City: Ten days after this meeting they can submit an application for development review.

Citizen: is this it for community involvement with the project?

City: Only one of these projects are required to do a neighborhood meeting, there are notices sent for the public hearing and the yellow sign indicates when it will be in the process. I recommend getting online and signing up for the weekly development review list serve, and my card and Sarah Burnett's card are available at the front table, please contact us.

Applicant: I will leave my card please contact me with questions

City: you will receive letter for the public hearing

Citizen: Will there be a summary of the comments of this meeting?

City: if you put your email on the sign sheet we will email you a copy.

Applicant: Can you by a show of hands who lives in half a block... no hands. How about a block... no hands

Citizen: It seems to me this is to enhance Meldrum but you are also socially changing something the court house is there the masonic temple and I appreciate that Seth has his roots in fort Collins and I am very sorry for the people who live in the building you own on Mountain but perhaps you will put a planter along there.

Applicant: We will try.

Citizen: One drawing would be helpful, what you would see in the winter time perspective.
The last board the west elevation without the trees, from west oak going to the corner.

Citizen: She wants to see it with the leaves off.

Applicant: we will have to wait till winter

Citizen: it just has a grey mass?

Applicant: It will be similar to our other building and whatever the city requires.

Citizen: What about the lighting on the top.

Applicant: Everything will be downcast the city has standards we follow and should be contained on the site.

Citizen: Have you thought about green roofs?

Applicant: We are looking at that with some trees on top and I will be happy to meet with some of you guys to talk about the project.

City: Any more questions... ok Thank you. Adjourn at 7:10.

Blue Ocean Enterprises Headquarters And Parking Garage with Commercial Building

- on the 100 block of South Meldrum -

Submitted by: Meg Dunn (970) 484-3777 and Gina Janett 970 493-4677, 700 block of W. Oak Street, members of Protect Our Old Town Homes

Main concerns: Traffic/Safety, Neighborhood Buffer/Transition/Scale/Historic Character, Preservation of Trees, Public Space and Sidewalk Space

A. Traffic/Safety Concerns

There are three areas of concern regarding traffic and safety:

- 1) The safety of those living on the block (Block 81) and across the street, especially children;
- 2) The safety of pedestrians and bicyclists that use West Oak Street as a direct route to and from the west side residential neighborhoods of Old Town to the business district; and
- 3) The possible increase in cut-through traffic using residential streets to approach the parking garage rather than using arterial routes. Oak Street is a local residential street whereas Mountain and LaPorte are collectors/minor arterials. Meldrum is a street that serves commercial uses and would be better for access in and out of the parking garage.

- 1) **The safety of those living on the block (Block 81) on the north and south sides of W. Oak Street, especially children.** There are currently multiple residences located on the north and south side of W. Oak west across the alley from this project. Several families with young children live along the north side of W. Oak Street on the same block as the proposed parking garage. We are very concerned about auto traffic accessing the parking garage in such close proximity to the sidewalk where residents walk and children play.

A better location for the access would be to have two entries/exits on Meldrum and none on W. Oak. Also, during construction please make sure all contractors and delivery vehicles are aware there are small children in the neighborhood and many pedestrian and bicyclists who travel east and west on W. Oak Street in this area.

- 2) **The safety of pedestrians and bicyclists that use West Oak Street as a direct route from residential Old Town to and from the business district.** Though Mountain is a common route used by Old Town residents to access downtown, Oak Street is also a very popular route for pedestrians and

bicyclists who prefer the reduced traffic of this residential street. The location of an entrance/exit to the parking garage on West Oak is a concern as those driving into and especially out of parking garages often fail to note pedestrians on the sidewalk and bicyclists in the street.

We'd suggest moving the Oak Street entrance/exit to the parking garage off of Oak to Meldrum to help keep Oak Street as a safe pedestrian/bike access route to downtown.

Additionally, we'd also rather see retail uses on the first floor of the parking garage that faces W. Oak as a better fit with the neighborhood.

- 3) **The likely increase in cut-through traffic from Shields using W. Oak to approach the parking garage rather than using arterial routes.** With an entrance/exit to the parking garage being located on W. Oak, motorists are likely to use West Oak Street as a shortcut to and from Shields to the garage, greatly increasing through traffic on this quiet street. Since Oak deadens at College, they can't access the W. Oak garage entrance from College. LaPort, Mountain and Mulberry to Meldrum would be preferred routes as they are considered to be arterial streets.

We encourage you to move the entrance/exit of the parking garage off of Oak to Meldrum to help keep increased traffic along the collectors/arterials and to minimize traffic on W. Oak to and from Shields.

- 4) **Bike parking should be available along the sidewalks on W. Oak and Meldrum to encourage bike use.**

City Plan Policies Supporting our Concerns/Suggestions

Policy LIV 26.4 – Balance Resident Preferences with Communitywide Interests: In determining the acceptability of changes to parcels of land adjacent to existing residential developments, **balance the adjacent residents' preferences with communitywide interests.** For example, if a commercial center is proposed in an existing neighborhood, **provide direct community access but also seek context-sensitive solutions to reduce cut-through traffic within the neighborhood.**" City Plan, page 77.

"Policy LIV 30.5 – Parking Structures: Do not allow parking structures to dominate the street frontage. Other parking structure considerations include the following:

- a. Minimize interruptions in pedestrian interest and activity for parking structures fronting primary pedestrian streets with retail or other uses with a high level of walk-in clientele along the ground-level frontage.

- b. On other streets where a parking structure's ground level will be occupied by cars, require a landscaped setback to soften the visual impact on the street and sidewalk.
- c. Use architectural elements to establish human scale at the street level along the frontage of primary pedestrian streets, plazas, and public spaces where practical.
- d. Incorporate architectural design that is compatible with adjacent buildings.
- e. **Locate auto entrances so as to minimize pedestrian and traffic conflicts.**
- f. **Provide a safe and secure environment for both pedestrians and vehicular traffic.**" City Plan, page 82.

"Principle LIV 30: Commercial Districts will be designed to accommodate all modes of travel – pedestrian, bicycle, transit, and motor vehicle – in a compact setting." City Plan, page 81

"Policy LIV 30.2 –Connect to Surrounding Neighborhoods: When existing developed areas are redeveloped or retrofitted, ensure that pedestrian, bicycle, and auto access from surrounding neighborhoods is provided in a context-sensitive manner." City Plan, page 81

Policy LIV 30.3 – Improve Pedestrian and Bicycle Access: Improve pedestrian and bicycle connections within and to Commercial Districts as infill and redevelopment occur over time. (Also see the Transportation chapter.)

- Provide direct access between commercial Districts and adjoining uses.
- Clearly identify and distinguish pedestrian and bicycle travel routes from auto traffic through parking areas, across streets, and along building frontages.
- Improve pedestrian/bicycle linkages across arterial streets and along transportation corridors.
- Avoid superblocks, dead-end streets, and cul-du-sacs.
- **Coordinate with impacted neighborhoods to find context-sensitive solutions to address connectivity and neighborhood needs.**" City Plan, page 81

"Principle LIV 31: Each commercial District should feature a mix of uses and an attractive and inviting public realm that encourages pedestrian activity, reinforces the unique identify of the District, and complements the scale and character of surrounding neighborhoods." City Plan, page 82.

B. Neighborhood Buffer/Transition/Scale/Character

Concerns regarding a buffer/transition zone between Canyon Street Downtown zoning and Residential zoning in terms of scale and character:

There is no buffer zone between Downtown zoning district and residential (NCM) zoning district on this block. In fact, this is the only block in all of Old Town that includes residential zoning and downtown commercial zoning on the same block.

All other areas split downtown zones off into a separate block and most also include a buffer zone between downtown and residential zones. That makes this a very unusual block and it requires additional sensitivity regarding merging these two very different zoning types.

Creating a buffer affect and a better transition from Downtown zone to residential zone. Although the city has not zoned a buffer zone for this area, it is possible that the development project could be designed in such a way as to have a better transition buffer-like affect while maintaining the exact same square footage, and perhaps even increasing it, by shifting the massing of the project away from the alley and towards Meldrum Street. By combining these two separate projects into one, redesigning could be creatively done that would allow for this buffer affect and a better transition of height while maintaining overall square footage.

Possible changes could include commercial/retail moved to first floor under the parking garage along Oak and on the first floor of the Blue Ocean building. The second, third, and fourth floors of the current proposed Meldrum half of the parking garage could contain more commercial/retail as well as some of the Blue Ocean office space or outdoor restaurant space. The third and or fourth floors of the eastern half of the lot facing Meldrum could contain the outdoor patio and Blue Ocean office space. The current retail uses on Meldrum could be raised higher to a four story height and could run the length of Meldrum with no ill effects upon the residential half of the block. By merging the projects, the parking garage could then spread into some of the space currently being taken up by the Blue Ocean offices in the plan, as well as into the parking lot shown behind that building. This might provide enough parking spaces that the overall height of the western portion of the parking structure along the alley could then be reduced.

With creative redesign to respect the residential neighbors, it should be possible to better buffer the neighborhood half of the block and transition from the commercial to the residential uses while making full use of the Downtown designation on the east side of the lot. The height of the buildings would then transition from the highest sections along Meldrum to the lower sections along the alley.

Relationship to Surrounding Neighborhood: In addition to creating a better transition and buffer-like affect, the project could incorporate early 20th Century or historically compatible architectural designs in the building to fit with the age of the surrounding neighborhood both on the same block and across Oak Street and Mountain Avenue. Using historically compatible commercial architectural styles will help to enhance the historic character of the block rather than detract from it.

Relevant passages from the City Plan:

“Principle LIV 6: Infill and redevelopment within residential areas will be compatible with the established character of the neighborhood.” City Plan, page 53.

“Policy LIV 6.2 – Seek Compatibility with Neighborhoods: Encourage design that complements and extends the positive qualities of surrounding development and adjacent buildings in terms of general intensity and use, street pattern, and any **identifiable style, proportions, shapes**, relationship to the street, pattern of buildings and yards, and patterns created by doors, windows, projections and recesses. Compatibility with these existing elements does not mean uniformity.” City Plan, page 53.

Policy LIV 17.1 – Preserve Historic Buildings: Preserve historically significant buildings, sites and structures throughout Downtown and the community. **Ensure that new building design respects the existing historic and architectural character of the surrounding district by using compatible building materials, colors, scale, mass, and design detailing of structures.**” City Plan, page 64.

Policy LIV 26.4 – Balance Resident Preferences with Communitywide Interests: **In determining the acceptability of changes to parcels of land adjacent to existing residential developments, balance the adjacent residents’ preferences with communitywide interests.** For example, if a commercial center is proposed in an existing neighborhood, provide direct community access but also seek context-sensitive solutions to reduce cut-through traffic within the neighborhood.” City Plan, page 77.

“Principle LIV 31: Each commercial District should feature a mix of uses and an attractive and inviting public realm that encourages pedestrian activity, **reinforces the unique identify of the District, and complements the scale and character of surrounding neighborhoods.**” City Plan, page 82.

“Policy LIV 31.2 – Site Layout and Building Orientation: Design Commercial Districts so that the arrangement of buildings and blocks contributes to a cohesive urban fabric and provides attractive pedestrian-scale features and spaces:

- Orient primary entrances towards plazas, parks, or pedestrian-oriented streets, not to interior blocks or parking lots. Anchor retail buildings may also have entries from off-street parking lots; however, onstreet entries are strongly encouraged.
- Minimize building setbacks from public streets.
- Place surface parking lots behind or to the side of buildings.
- Relate the building placement, massing, and entryways to the street, nearby buildings, and surrounding context.” City Plan, page 83.

“Policy LIV 31.6 – Relationship to Surrounding Neighborhoods: Promote compatibility between higher intensity development desired within Commercial Districts and adjacent neighborhoods using a combination of the following techniques:

- **Concentrate the tallest buildings along Enhanced Travel Corridors, Transportation Corridors, or primary street frontages.**

· **Provide gradual transitions in building height and mass so that new structures located within Commercial Districts have a scale that is comparable to and/or compatible with the adjacent neighborhood along the shared lot line or street frontage.**

· Incorporate lower-intensity housing types (e.g., townhomes, duplexes) along street frontages shared with an adjacent neighborhood. " City Plan, page 83.

"Policy LIV 32.2 – Provide Land Uses Buffers: Provide a gradual transition between the more intensive, business-oriented areas Downtown and adjacent lower intensity, residential neighborhoods. Land use intensity should decrease as distance from the center of each Downtown sub-district increases, establishing a transition between urban uses and adjacent neighborhoods. In the buffer area, the principal uses include residential, bed and breakfast inns, low-intensity professional offices, and neighborhood service businesses." City Plan, page 84.

"Policy LIV 32.7 – Allow Various Building Heights: Allow taller buildings (over 3 stories) Downtown to support market vitality and reinforce Downtown as the primary focal point of the community. Carefully locate and shape taller buildings to respond to the surrounding context. Utilize standards for height, mass, and design in order to maintain a human scale and reflect defining historic characteristics in the different sub-districts." City Plan, page 85.

C. Preservation of Trees

Concerns regarding Trees:

There are a lot of beautiful old trees on this property. While it is understood that many in the center of the property will need to be removed in order to place buildings and parking garage in their place, it is hoped that most, if not all, of the street trees will remain as they are.

On a side note, be aware that there is a historic stone wall along the southwest corner of the property that belonged to the original apartment building that was located on the lot.

Relevant passages from the City Plan:

"Policy LIV 10.2 – Incorporate Street Trees: Utilize street trees to reinforce, define and connect the spaces and corridors created by buildings and other features along a street. Preserve existing trees to the maximum extent feasible. Use canopy shade trees for the majority of tree plantings, including a mixture of tree types, arranged to establish urban tree canopy cover." City Plan, page 61.

Public Spaces/Setback the Sidewalks

Concerns regarding Public Spaces:

There do not appear to be any public spaces in this plan other than the sidewalks that currently exist. Also, if the adjacent sidewalks are wider on both W. Oak and Meldrum, they will facilitate both better human scale pedestrian use and allow for outside patios for the retail spaces.

Relevant passages from the City Plan:

"Policy LIV 11.2 - Incorporate Public Spaces: Incorporate public spaces and activities such as plazas, pocket parks, patios, children's play areas, transit facilities, sidewalks, pathways, "street furniture" such as benches and planters, and public art into the urban designs for residential, mixed-use, commercial, and civic development projects." City Plan, page 61.

"Principle LIV 31: Each commercial District should feature a mix of uses and an attractive and inviting public realm that encourages pedestrian activity, reinforces the unique identity of the District, and complements the scale and character of surrounding neighborhoods." City Plan, page 82.

Questions

- How many of parking spaces in garage will be for the Blue Ocean HQ? For other Otterbox users?
- What will lighting on top floor of the parking garage be - will it spill over to residences or be seen from a distance?
- Suggestion - Blue Ocean should voluntarily request review & comment on project & architecture by the Landmark Preservation Commission to make sure style is compatible with the ^{historic} residential neighborhood.

From: [Mark Hanson](#)
To: [Seth Lorson](#)
Cc: [Brandon Grebe](#)
Subject: Blue Ocean Parking Structure and Office Building. Oak and Meldrum. Citizen Input.
Date: Tuesday, September 03, 2013 11:51:45 AM

September 3, 2013

Seth Lorson
City Planning Office
City of Fort Collins

VIA: Email

Re: Blue Ocean Parking Structure and Office Building. Meldrum and Oak.

Dear Seth:

I was unable to attend the neighborhood meeting for this project on August 14, 2013. Michael Manning and I own the office building at 419 West Oak Street, diagonally across from the back of the proposed parking structure. We own the property under David Eads, LLC. I also own a private residence at 216 South Sherwood, also very near to this proposal.

I write to you to weigh in on the project with our thoughts. Brandon Grebe of Blue Ocean met with Mr. Manning and me this morning at our office and showed us the proposals, including some changes which were, I take it, suggestions following the neighborhood meeting.

Brandon was most patient and thorough in presenting the proposal and answering our questions. Based on the plans and our conversation, we support the approval of this project. Parking is very much an issue in this part of Old Town, and though we have private off-street parking on our premises, additional parking is needed.

With the arrival and rapid expansion of Otter World on the western reaches of Old Town, there hasn't been much by the way of enhancements for those of us who live and work here. There is no retail or other establishments that benefit the general public, just the Otters. So I was most impressed to see that the bottom two floors of the parking structure will be available for a health club, coffee house or other amenities for the general public. This is most welcome.

Please contact me if you have further questions. And please know of Brandon Grebe's extraordinary patience and thoroughness in reaching out to the neighbors of this project.

Sincerely,

Mark D. Hanson

Mark Hanson

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