

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

9/4/2025 9:15 AM

## Project Name

Renovation at Rolland Moore Park

CDR250056

## Applicant

David Hansen

907-416-2070

dhansen@fcgov.com

**Planner:** Justin Moore

**Engineer:** Tim Dinger

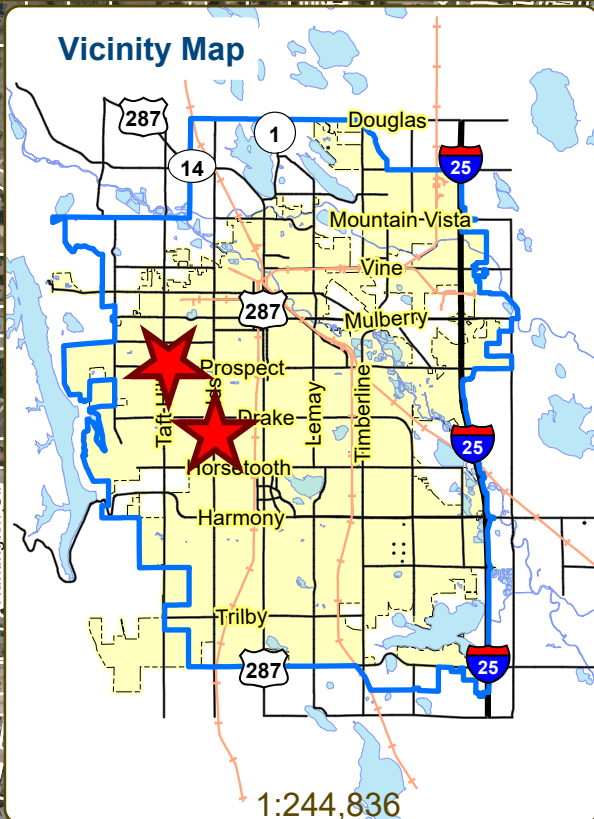
**DRC:** Seth Goldstein

## Description

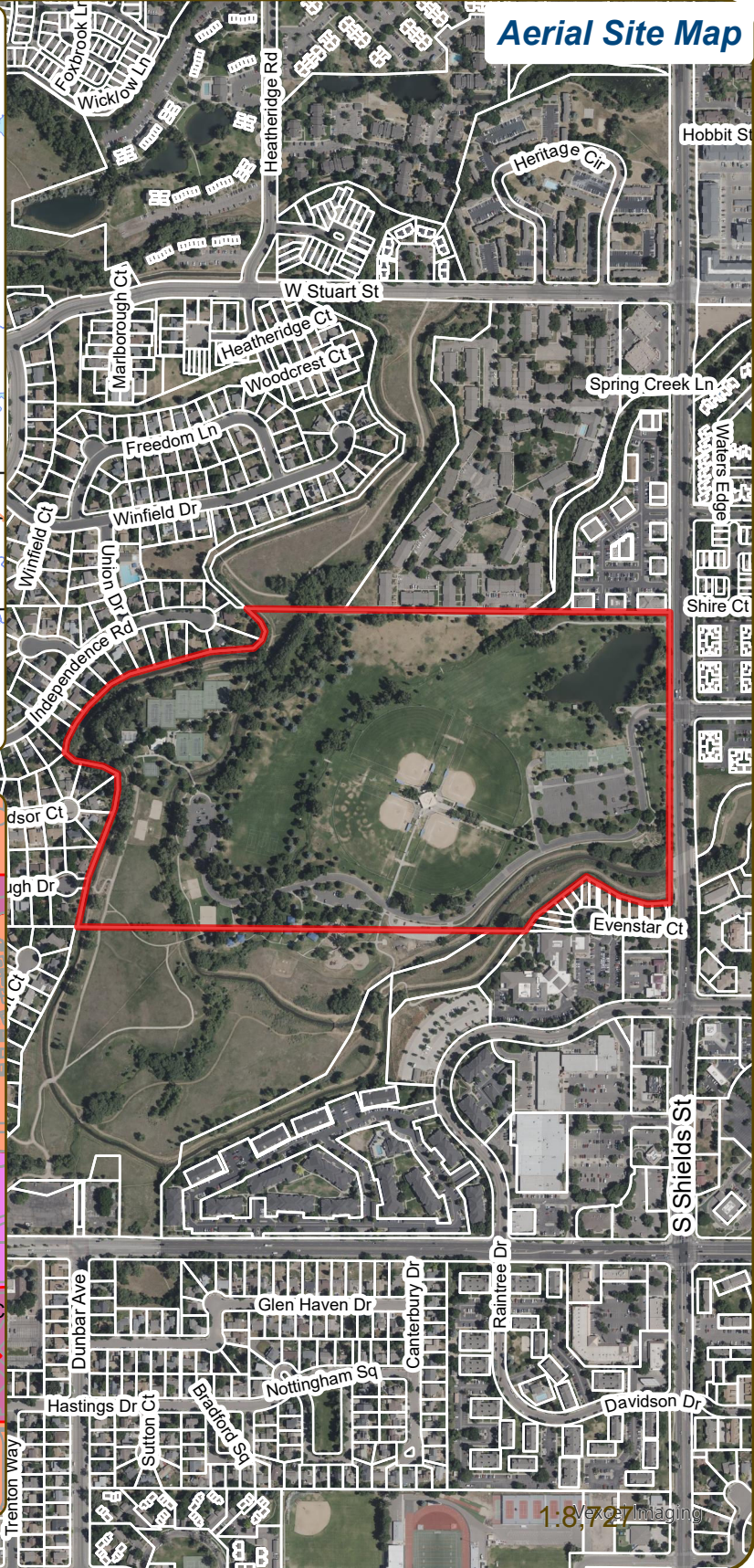
This is a request to renovate the existing playground a tennis complex at Rolland Moore Park (parcel #s 9722410901 and 9722411901). The Parks Department is requesting to develop a tennis complex and renovate the existing playground at Rolland Moore Park. Access can be taken from Rolland Moore Dr. The property is directly west of S Shields St and approximately 0.27 mi north of W Drake Rd. The site is located in the Neighborhood Commercial (NC) District and subject to a Minor Amendment (MA) Review.

# Renovation at Rolland Moore Park- Public Park

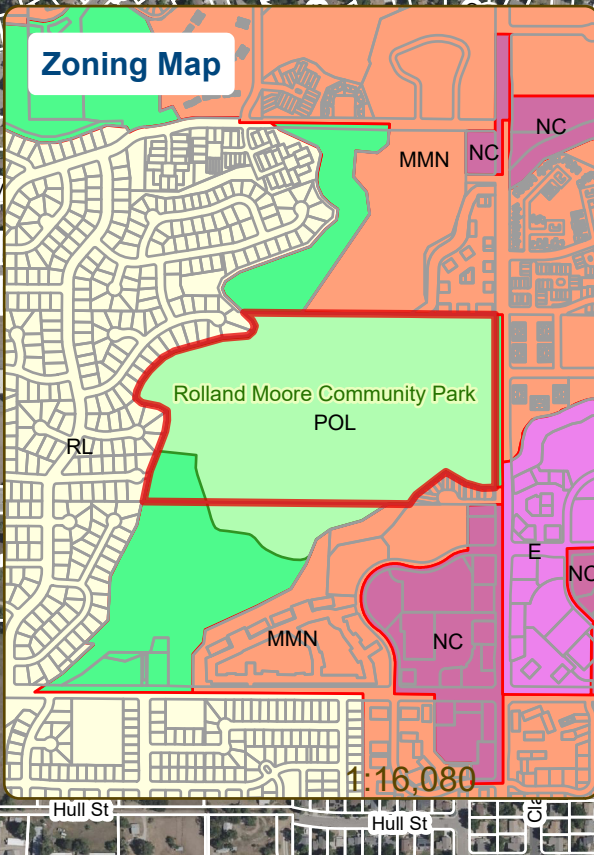
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to [preappmeeting@fcgov.com](mailto:preappmeeting@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** *\*The more info provided, the more detailed your comments from staff will be.\**

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

**Are you a small business?** ☐ Yes ☐ No **Business Name** (if applicable) \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

**Suggested items for the Sketch Plan:**

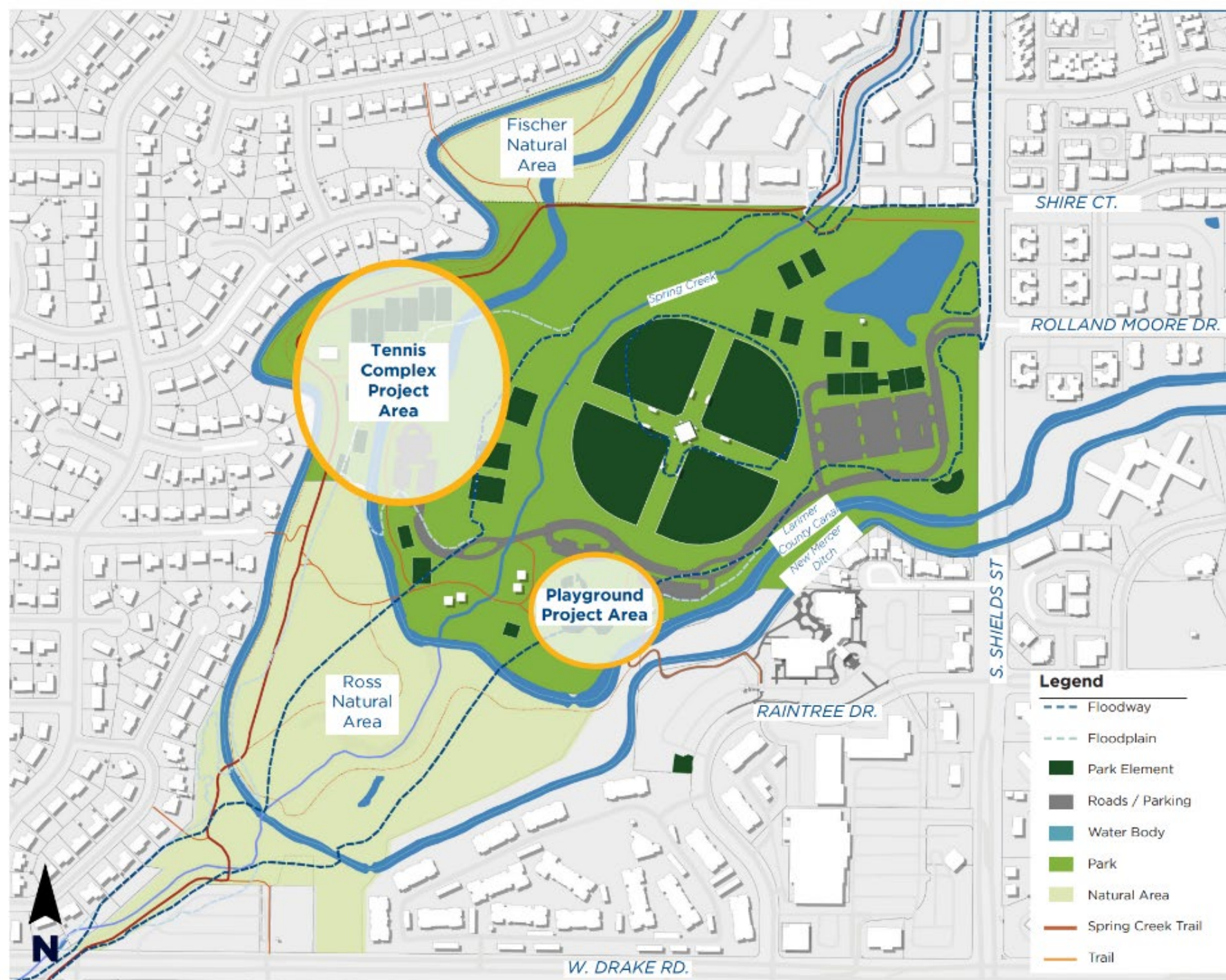
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

## Project Intro:

The first major park renovation project utilizing 2050 tax funds has been identified within Rolland Moore Park. The 72 Acre Community Park was constructed in 1984 and has features that have been identified through the adopted Infrastructure Replacement Program Plan as being at end-of-life. This project scope is specific to two areas within the larger park.

## Project Scope

- Tennis Complex +/- 7Ac.
- Playground +/- 2.7 Ac.





# Goals and Scope

## Tennis Complex:

### Project Goals:

- Renovate to comply with current codes and standards
- Replace facilities that are at end-of-life
- Have ability to again host CHSSA events
- Expand recreational programming services offered by the facility
- Expand complex with a minimum of 2 additional courts (if feasible)
- Replace and update court lighting to meet code (spill/glare, LED fixtures, Dark Sky)
- Make complex inviting and functional for court users, spectators, and trail users
- Improve safety

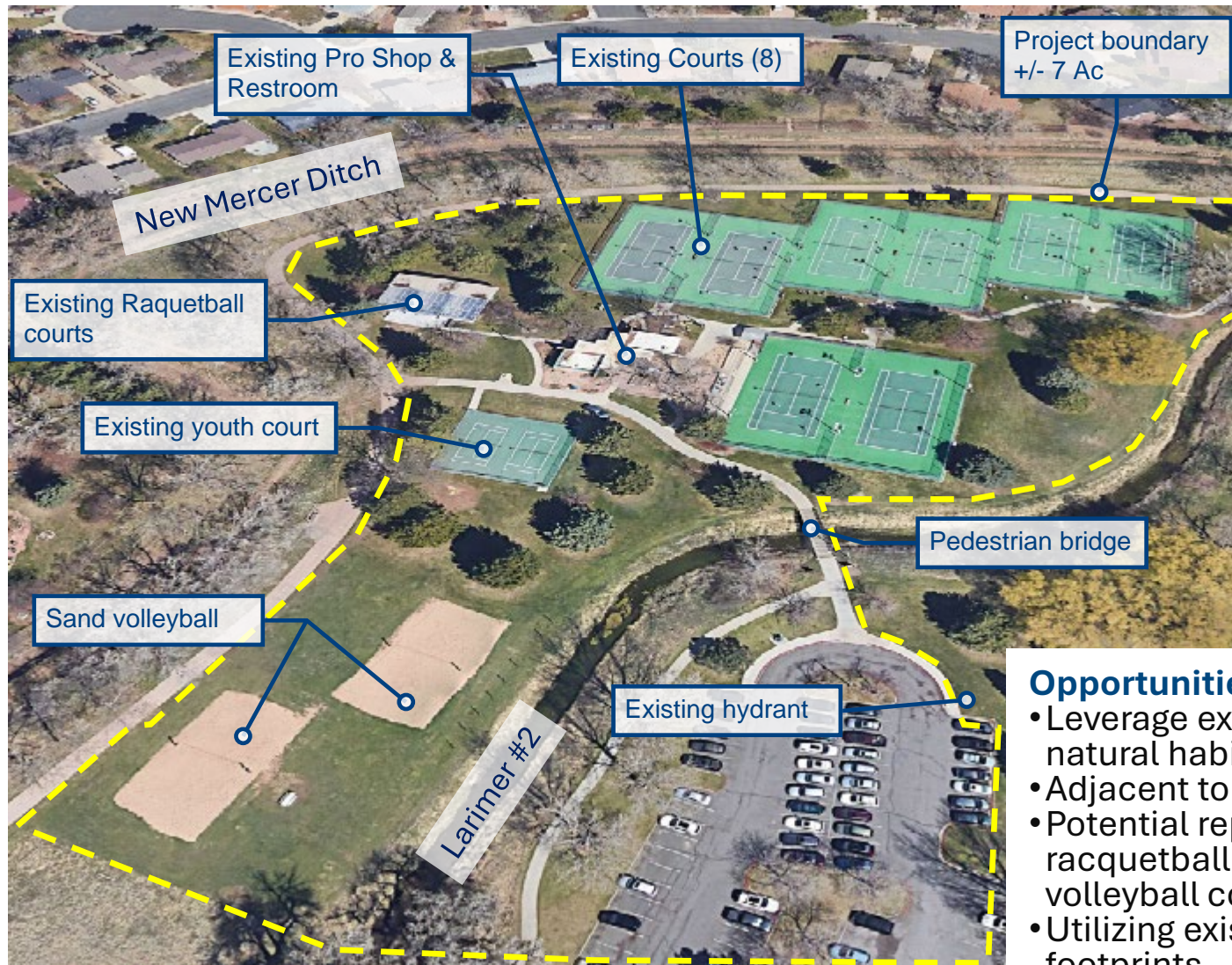
### Conceptual Project Scope for the tennis complex **may** include the following:

- Demolition and replacement of the existing Pro Shop and restroom facilities with new consolidated facility.
- Demolition of existing 8 full-size asphalt-based tennis courts and replacement with post-tension concrete surfaces adding two new courts bringing the total to 10.
- Demolition of two youth tennis courts
- Demolition of racquetball court structure, replaced with new half sized court with practice wall within the same footprint
- Replacement of all existing tennis court lighting (24) with new LED, cutoff fixtures, intent is to reduce quantity with technology advancement if viable
- Replacement of all tennis court exterior fencing
- Reconfiguration of two existing sand volleyball courts
- Demolition of existing pedestrian bridge, replaced with new vehicle rated bridge in alternative location that can support emergency and service access
- New ADA compliant sidewalks to accommodate new access points and site circulation
- New user seating areas
- Expanded bike parking
- New signage and wayfinding
- Updates to impacted irrigation zones
- Select removal of trees (*have reviewed priority tree preservation with Forestry on site, concept reflects direction provided*)

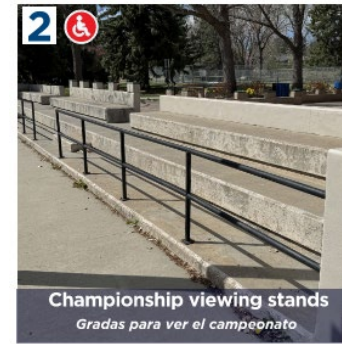




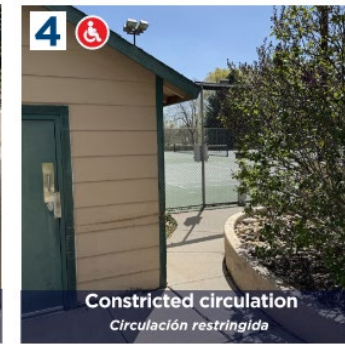
# Existing Conditions: Tennis



View looking Northwest



Championship viewing stands  
*Gradas para ver el campeonato*



Constricted circulation  
*Circulación restringida*



Racquetball building  
*Edificio de Racquetball*



Circulation conflict and lack of seating  
*Conflicto de Circulación y falta de asientos*



Tennis building  
*Edificio de Tenis*



Bridge from parking area  
*Puente desde la zona de estacionamiento*

## Opportunities

- Leverage existing trees and natural habitat corridors
- Adjacent to Spring Creek Trail
- Potential repurpose of racquetball facility and/or volleyball courts
- Utilizing existing tennis court footprints
- Established tennis community and recreation programs

## Constraints

- Existing trees and floodplain
- Challenging vehicular and safety access to tennis complex
- Obstructed sight lines and wayfinding issues
- Confined by surrounding boundaries (ditches, Spring Creek Trail)





# Concept Design: Tennis Complex

## Existing Impervious Surface

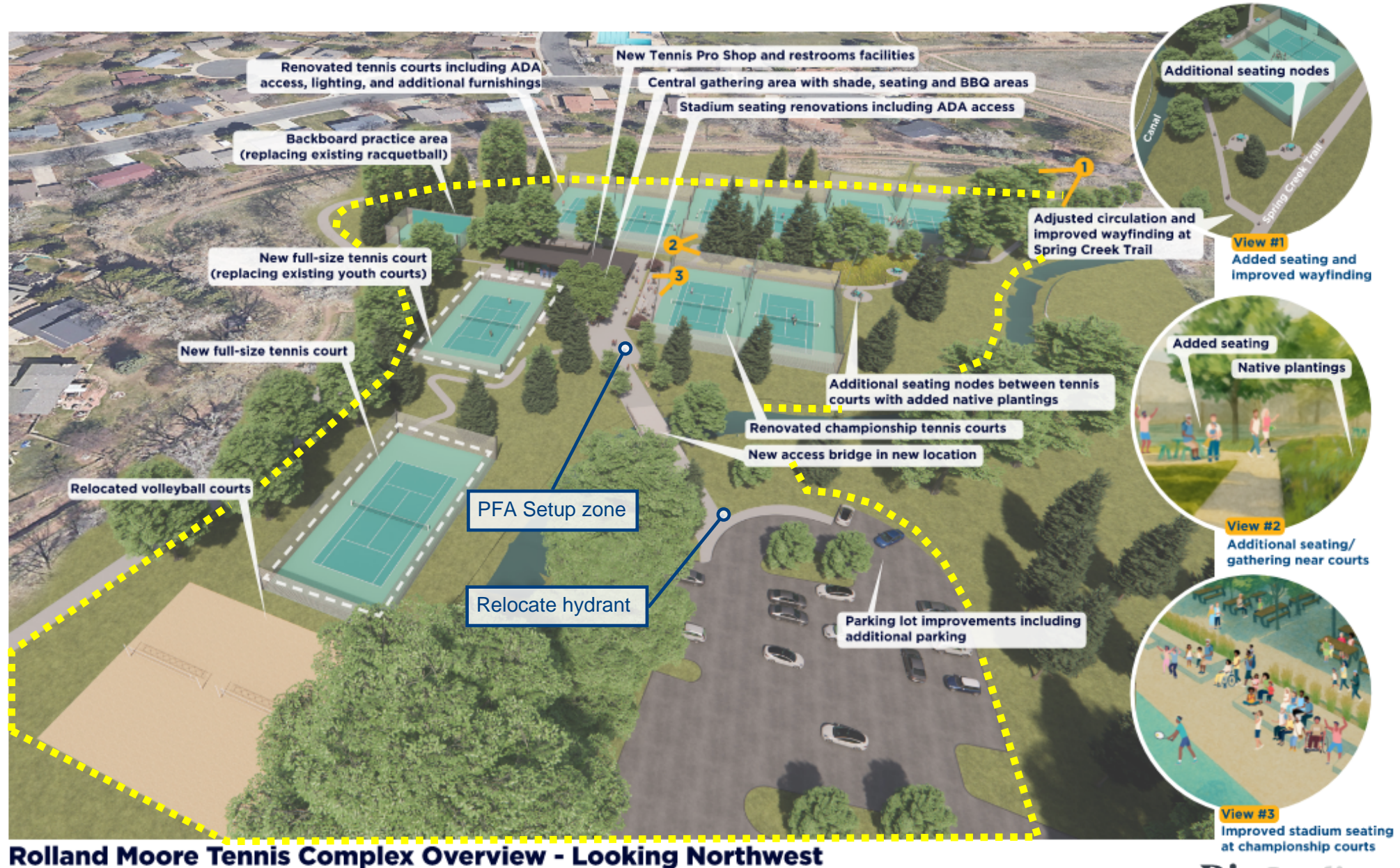
- courts: 60,136 SF
  - walks: 14,962 SF
  - parking: 27,636 SF
- Structures:
- Restroom: 530 SF
  - Pro Shop: 600 SF
  - Racquetball: 2,588 SF

## Proposed Impervious Surface

- courts: 80,124 SF
  - walks: 20,267 SF
  - parking: 29,136 SF
- Structures
- Restroom/Pro Shop: 2,600 GSF

## Change in Impervious Surface

+25,675 SF



**Rolland Moore Tennis Complex Overview - Looking Northwest**





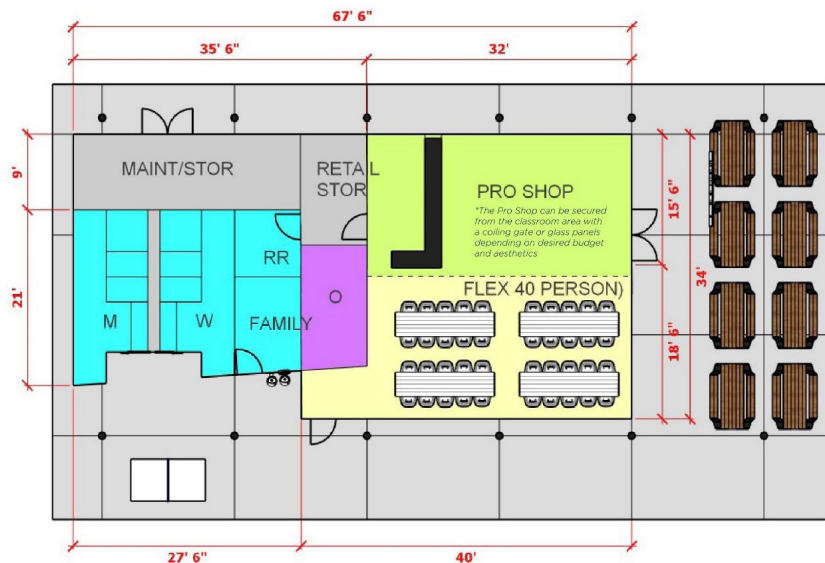
# Concept Design: The Grove



South Elevation (Looking North)



North Elevation (Looking South)



Pro Shop & Restroom Plan





# Goals and Scope

## Playground

### Project Goals:

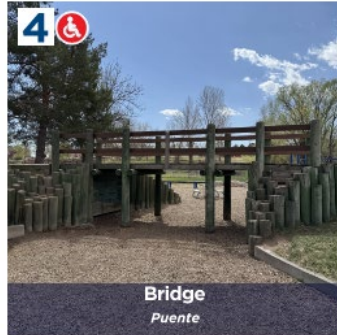
- Renovate to comply with current codes and standards
- Replace features that are at end-of-life (IRP Plan)
- Align with Design Guidelines of ReCreate Plan
- Design keeping durability and low-maintenance in mind
- Make FUN, safe and inviting for users

### Conceptual Project Scope for the playground **may** include the following:

- Removal and replacement of all existing playground equipment
- Addition of poured-in-place rubber surfacing in playground to achieve greater accessibility
- Relocation of mixed-use (bikepath) sidewalk from center of playground to perimeter
- New ADA compliant sidewalks to accommodate new access points and site circulation
- New user seating areas
- Expanded bike parking
- Updates to impacted irrigation zones
- Replace (1) existing security light with new LED, cutoff fixture
- To achieve no-rise certification, attempt to redevelop within existing playground footprint due to Floodway limitations, large play structure elements placed in flood fringe
- Select removal of trees (*have reviewed priority tree preservation with Forestry on site, concept reflects direction provided*)



# Existing Conditions: Playground

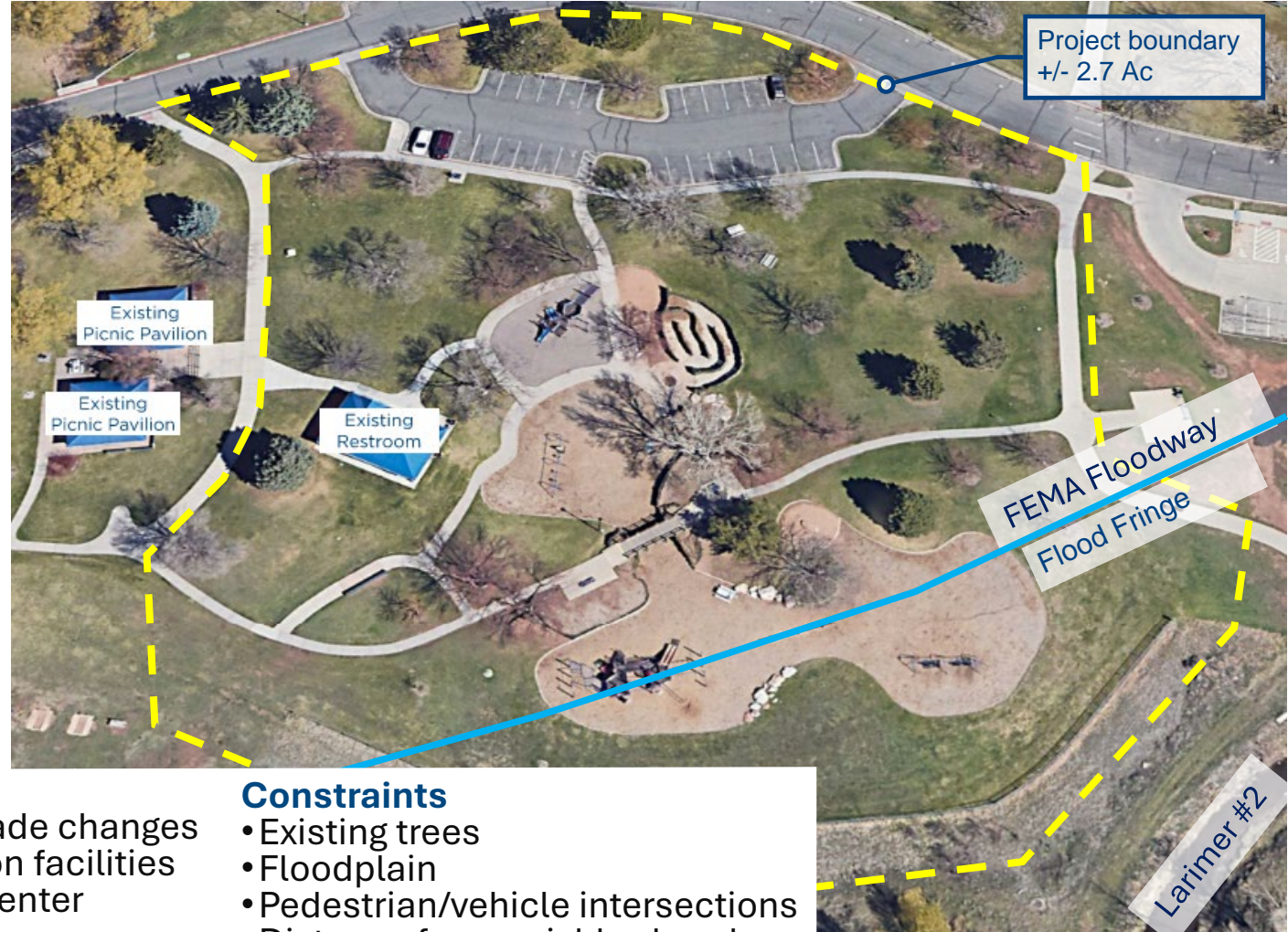


## Opportunities

- Existing trees
- Existing Facilities
- Spring Creek
- Existing playful grade changes
- Adjacent recreation facilities
- Adjacent Senior Center
- Trail connectivity
- Adjacent to Natural Areas

## Constraints

- Existing trees
- Floodplain
- Pedestrian/vehicle intersections
- Distance from neighborhoods
- Sight lines in playground



View looking North



# Concept Design: Fort Bumblebranch Playground

## Existing Impervious surface

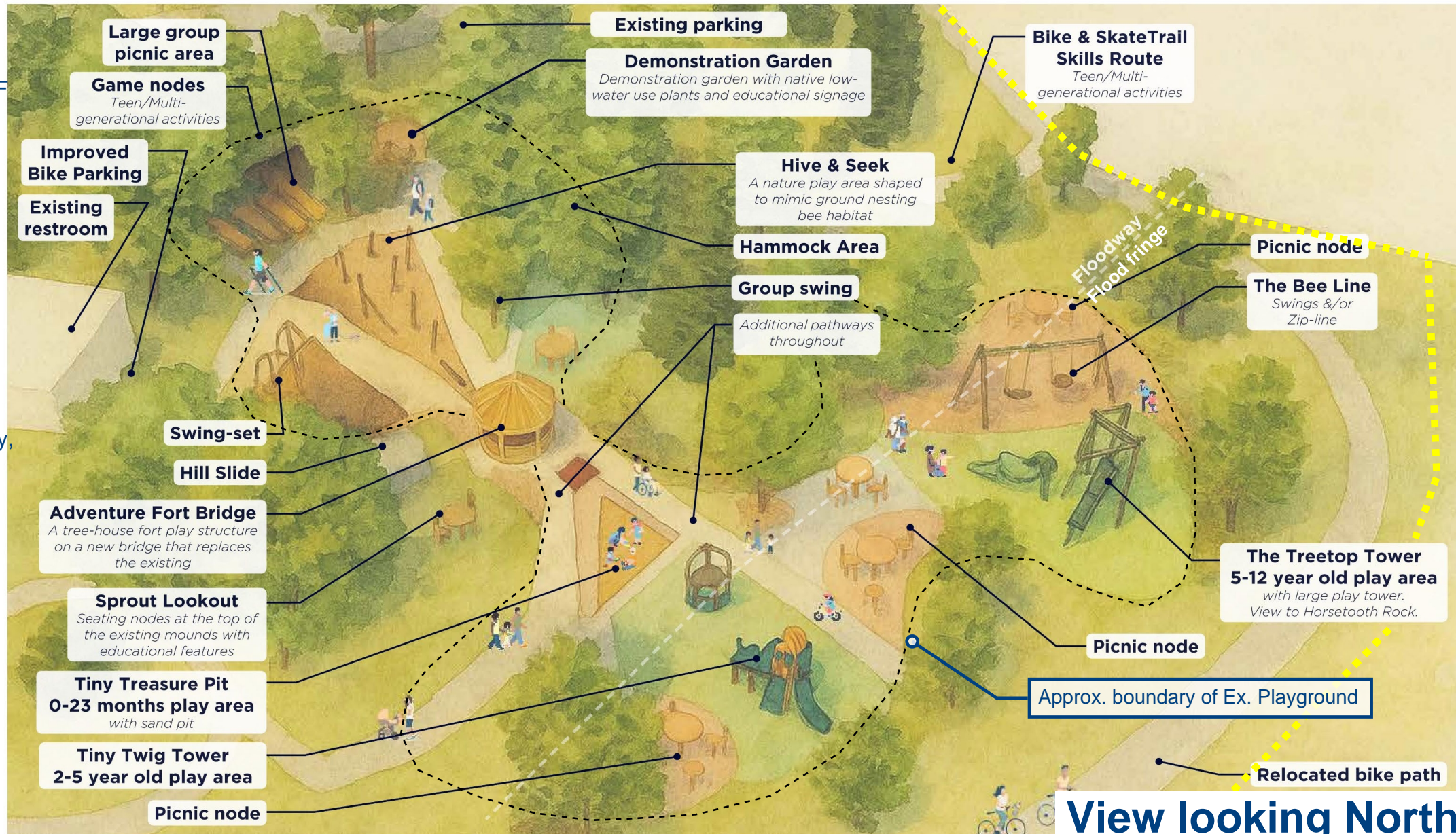
- walks: 9,632 SF
- EWF Surface: 15,556 SF
- parking: 11,653 SF
- restroom: 970 SF

## Proposed Impervious surface

- walks: 15,965 SF
- EWF Surface: 2,585 SF
- PIP Surface: 8,542 SF
- parking: 11,653 SF
- restroom: 970 SF

## Change in Impervious Surface

+6,333 SF (Concrete only, EWF/PIP not included in calculation)





**From:** [Missy Nelson](#)  
**To:** [Kayla Redd](#)  
**Subject:** Conceptual Review Application for Rolland Moore Community Park  
**Date:** Thursday, July 31, 2025 11:40:26 AM  
**Attachments:** [Rolland Moore Conceptual Review July2025 \(002\).pdf](#)  
[Rolland Moore Park conceptual review application.pdf](#)

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Good morning! Please see the attached. Last time I spoke with Justin Moore, he thought we would be ok with just a minor amendment since a lot of the work is replacing existing infrastructure, so that's one of the main items we want to verify with this Conceptual.

Let me know if you have any questions and thank you

Here's the link to the existing approved plans: <https://records.fcgov.com/laserfiche/browse.aspx?repo=FortCollins#?id=11649212>

.....

**MISSY NELSON** LEED® AP  
Pronouns: she/her  
Park Planning & Development | Parks  
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