 **Community Development and**

**Neighborhood Services**

281 North College Avenue

PO Box 580

Fort Collins, CO 80522

**970.221.6689**

970.224.6134 ‑ fax

*fcgov.com*

November 20, 2020

Brett Anderson

Fort Collins, CO

**Re:** Hughes Stadium Residential Development SPAR

**Description of project:**  This is a request to develop approximately 632 dwelling units

(mixture of single‑family detached, single‑family attached, townhomes, and multi‑family) as

well as 34,000 square feet for commercial uses at the former Hughes Stadium site (parcel

#9720100913). The proposed project includes a park facility, an 18‑hole disc‑golf course,

and foothills trail access. The proposed site is approximate 161 acres with access from S

Overland Trail to the east and Dixon Canyon Rd to the south. The property is within the

Transition (T) zone district and is subject to Site Plan Advisory Review (SPAR).

Please see the following summary of comments regarding Hughes Stadium Residential

Development SPAR. The comments offered informally by staff during the Conceptual Review

will assist you in preparing the detailed components of the project application. Modifications

and additions to these comments may be made at the time of formal review of this project. If

you have any questions regarding these comments or the next steps in the review process,

please contact your Development Review Coordinator, Tenae Beane via phone at

970‑224‑6119 or via email at tbeane@fcgov.com.

**Comment Summary**

**Development Review Coordinator**

**Contact: Tenae Beane, 970‑224‑6119, tbeane@fcgov.com**

**1.** I will be your primary point of contact throughout the development review and permitting

process. If you have any questions, need additional meetings with the project reviewers, or

need assistance throughout the process, please let me know and I can assist you and your

team. Please include me in all email correspondence with other reviewers and keep me

informed of any phone conversations.

Thank you!

**2.** The proposed development project is subject to a Type 2 (Planning and Zoning Board)

review and public hearing. See Planning comments below for more specifics.

The applicant for this development request is required to hold a neighborhood information

meeting prior to formal submittal of the proposal. Please contact me, at 221‑6750, to assist you

in setting a date, time, and location. I and possibly other City staff, would be present to facilitate

the meeting.

**3.** I will provide you a roadmap specific to your development review project, helping to identify

each step of the process. For more detailed process information, see the Development

Review Guide at www.fcgov.com/drg . This online guide features a color coded flowchart

with comprehensive, easy to read information on each step in the process. This guide

includes links to just about every resource you need during development review.

**4.** I will provide a Project Submittal Checklist to assist in your submittal preparation. Please

use the checklist in conjunction with the Submittal Requirements located at:

http://www.fcgov.com/developmentreview/applications.php.

The checklist provided is specific to this Conceptual project; if there are any significant

changes to this project, please let me know so we can adjust the checklist accordingly. I

can send an updated copy of the Submittal Checklist to ensure you are submitting the

correct materials.

**5.** As part of your submittal you will respond to the comments provided in this letter. This letter

is provided to you in Microsoft Word format. Please use this document to insert responses

to each comment for your submittal, using a different font color. When replying to the

comment letter please be detailed in your responses, as all comments should be

thoroughly addressed. Provide reference to specific project plans or explanations of why

comments have not been addressed, when applicable.

**6.** The request will be subject to the Development Review Fee Schedule:

https://www.fcgov.com/developmentreview/fees.php.

I will provide estimated fees, which are due at time of project submittal for formal review.

This is an estimate of the initial fees to begin the development review process based on

your Conceptual Review Application. As noted in the comments, there are additional fees

required by other departments, and additional fees at the time of building permit. The City

of Fort Collins fee schedule is subject to change ‑ please confirm these estimates before

submitting. If you have any questions about fees, please reach out to me.

**7.** Submittals are accepted any day of the week, with Wednesday at noon being the cut‑off for

routing the same week. Upon initial submittal, your project will be subject to a

completeness review. Staff has until noon that Friday to determine if the project contains all

required checklist items and is sufficient for a round of review. If complete, a formal Letter

of Acceptance will be emailed to you and the project would be officially routed with a

three‑week round of review, followed by a formal meeting.

**8.** When you are ready to submit your formal plans, please make an appointment with me at

least 24 hours in advance. Applications and plans are submitted electronically in person

with initial fees.

Pre‑submittal meetings can be beneficial to ensure you have everything for a complete

submittal. Please reach out and I will assist in those arrangements.

**Planning Services**

**Contact: Cameron Gloss, 970‑224‑6174, cgloss@fcgov.com,**

**1.** Applicability of the SPAR Process ‑

C.R.S. 31‑23‑209 and the City’s local provisions in Section 2.16 of the Land Use Code

stipulate that the review process being requested by Colorado State University with this

Conceptual Review application applies to publicly‑owned sites, buildings, structures or

utilities, and makes no reference to sites developed and constructed by a private entity.

It is unclear from the submittal materials which entity will be developing the site and how

both the statutory provisions and local SPAR process are appropriate. Please provide

evidence of compliance with the provisions of C.R.S. 31‑23‑209.

The following Conceptual Review comments are based upon the review criteria found in

the Site Plan Advisory Review requirements of Land Use Code Section 2.16 and

applicable State requirements. Should it be determined that the SPAR process not be

applicable, a future development application would be subject to provisions of the Land

Use Code.

**2.** Building Design Review, Permits and Inspections ‑

Typically, buildings subject to the Site Plan Advisory Review process go through the

State’s building design review, permitting and inspection process. The submittal

materials do not describe whether the applicant will pursue State building review or if the

City of Fort Collins building permit process will be followed. Please clarify your intent for

the building permit process.

**3.** Rezoning Application ‑

The applicant’s written Conceptual Review submittal references three City zone districts:

Urban Estate (UE), Low Density Mixed Use Neighborhood (LMN) and Medium Density

Mixed Use Neighborhood (MMN), but there is no expressed intent to rezone the property

from Transition (T) to these zone districts. Please clarify whether a rezoning petition will

be submitted, and the boundaries of such zone district(s) being requested.

**4.** Land Subdivision ‑

With the proposed Conceptual Master Plan depicting individual lots, it is unclear how the

future lots would be divided and conveyed, and public rights‑of‑way and easements

dedicated, without a subdivision plat. Should the intent be to subdivide the larger parcel,

a subdivision plat meeting all of the City’s Land Use Code, Engineering and Utility

standards would need to be submitted as part of the review process.

**5.** Application of the Master Plan ‑

The SPAR process is based upon compliance with the City’s adopted Master Plan. In

Fort Collins, the “Master Plan” is called City Plan and includes principles and policies

covering seven outcome areas corresponding to the City’s organization structure and the

budgeting process, a land use plan called the Structure Plan, and the Transportation Plan.

City Plan also incorporates other City Master Plans governing investments and

improvements to Transit, Arts & Culture, Natural Areas, Parks and Recreation,

Stormwater Basins, and several other Master Plan topics that are considered “elements”

of the Plan. For more information about City Plan (adopted April 2019 ) see

https://ourcity.fcgov.com/560/documents/4764. Policy citations are provided within

Conceptual Review comments for the applicant’s reference.

**6.** Land Use Compliance with City Plan ‑

The City Plan Structure Plan Map designates two place types on the former Hughes

Stadium site: “Mixed Neighborhood” on the east half and “Suburban Neighborhood” the

west half. Both of these ‘place types’ are described more fully in City Plan, Chapter 4.

The Mixed Neighborhood place type is principally a residential district composed of

detached single‑family homes, duplexes, triplexes, and townhomes, along with Accessory

Dwelling Units (ADU’s), small‑scale multi‑family buildings, and small‑scale non‑residential

uses. Density ranges within the Mixed Neighborhood are typically an average of 7‑12

dwelling units per acre. The Suburban Neighborhood place type is considerably less

dense and provides for single family housing averaging 2‑5 dwelling units per acre.

The applicant’s submitted Conceptual Review Master Plan does not fully match the

Structure Plan designations in that some of the higher mixed neighborhood housing types

are proposed on the west half of the site which has been designated as “Suburban

Neighborhood”. Reconfiguration of these densities on the west side of the site would be

needed to reflect the Structure Plan designation.

In particular, the community’s demographic changes and housing price points call for

more housing types in the ‘missing middle’ category – small detached single‑family

houses, Accessory Dwelling Units (ADU’s) duplexes, triplexes, and stacked flats, in

addition to the townhouses shown on the conceptional plan, that are more attainable for

those just entering the housing market or an option for those wanting to ‘down‑size’.

These options will allow residents to potentially “age in place”.

Policy LIV 4.1 NEW NEIGHBORHOODS

Encourage creativity in the design and construction of new neighborhoods that:

• Provides a unifying and interconnected framework of streets, sidewalks, walkway

spines and other public spaces;

• Expands housing options, including higher‑density and mixed‑use buildings;

• Offers opportunities to age in place;

• Improves access to services and amenities; and

• Incorporates unique site conditions.

**7.** Unique Architecture and Design Reflecting the Foothills Context ‑

Architecture and design provided within the new neighborhood should reflect the unique

qualities of the site and not be based on standardized plans found in other communities.

Two Plan policies speak to unique design character:

• Policy LIV 3.5 ‑ DISTINCTIVE DESIGN Require the adaptation of standardized

corporate architecture to reflect local values and ensure that the community’s appearance

remains unique. Development should not consist solely of repetitive design that may be

found in other communities.

• Policy LIV 3.6 ‑ CONTEXT‑SENSITIVE DEVELOPMENT Ensure that all development

contributes to the positive character of the surrounding area. Building materials,

architectural details, color range, building massing, and relationships to streets and

sidewalks should be tailored to the surrounding area.

**8.** Clustered Housing to Maintain Open Space ‑

Consideration should be given toward ‘clustering’ residential units on the west portion of

the site, that provides additional common, undeveloped space. Clustered housing could

more readily incorporate smaller single‑family houses grouped in “pocket neighborhoods”

or similar groupings that include provision for interior courtyards, community gardens and

other common spaces as well as maintaining a higher percentage of the site as open and

undeveloped area.

**9.** Mixing of Housing Types ‑

Under the proposed design, housing types have been segregated within large blocks.

Consideration should be given to providing a more mixed housing stock dispersed

throughout the neighborhood. Also, to the extent reasonably feasible, the break in housing

type should occur at mid‑block locations rather than at streets so that similar buildings

face each other.

**10.** Provide Neighborhood Services ‑

In addition to the proposed day care and medical office, please consider other

complementary commercial services that can fulfill more of residents’ daily needs.

Design elements of the neighborhood center should include a common gathering space

and be connected to the neighborhood through the sidewalk system.

Policy LIV 4.3 ‑ NEIGHBORHOOD SERVICES AND AMENITIES Encourage the addition

of new services, conveniences and/or gathering places in existing neighborhoods that

lack such facilities, provided they meet applicable performance and design standards.

• Include a publicly accessible outdoor space such as a park, plaza, pavilion, or

courtyard within or adjacent to the neighborhood center.

**11.** Affordable Housing ‑

Please provide information about the inclusion of workforce housing within the proposed

neighborhood.

How will housing affordability be protected over time ‑ will ‘for sale’ units be deed

restricted and/or controlled rent structure for rental units?

**12.** Energy and Water Conserving Measures ‑

Please identify how energy and water conservation technologies will be integrated into the

design and construction of new buildings and landscaped areas.

Policy LIV 9.1 ‑ EFFICIENCY AND RESOURCE CONSERVATION Reduce net energy

and water use of new and existing buildings through energy‑efficiency programs,

incentives, building and energy code regulations, and electrification and integration of

renewable energy technologies.

Policy LIV 9.2 ‑ OUTDOOR WATER USE Promote reductions in outdoor water use by

selecting low‑water‑use plant materials, using efficient irrigation, improving the soil before

planting, and exploring opportunities to use non‑potable water for irrigation.

Policy ENV 3.2 ‑ EFFICIENT BUILDINGS Support continuous improvement in efficiency

for existing and new buildings through incentives, reporting requirements and energy

codes.

Policy ENV 3.3 ‑ ELECTRIFICATION Support a systems approach to transition from the

use of natural gas to renewable electricity in buildings and for transportation.

**13.** Incorporation of Cellular Facilities ‑

It is staff’s understanding the area’s cellular service, including the existing AT&T facility on

the site, is inadequate to serve the growing needs of users. Consideration should be

given to incorporating and consolidating cellular facilities on rooftops of the proposed

commercial or apartment buildings. Well‑designed rooftop installations can reduce the

potential negative visual impacts found with freestanding cellular towers.

**14.** This development proposal will be subject to all applicable standards of the Fort Collins

Land Use Code (LUC), including Article 3 General Development Standards. The entire

LUC is available for your review on the web at

http://www.colocode.com/ftcollins/landuse/begin.htm.

**15.** If this proposal is unable to satisfy any of the requirements set forth in the LUC, a

Modification of Standard Request will need to be submitted with your formal development

proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply

for a Modification of Standard.

**Department: Engineering Development Review**

**Contact: Morgan Stroud, 970‑416‑4344, mstroud@fcgov.com**

**1.** 11/18/2020: Site Specific:

The site went through a previous preliminary design review (PDR) and generally the

comments provided for this project are a repeat of the overall comments. To the extent

that this is submitted now with the intent of going through a SPAR process, it's a little

unclear about what is intending to be provided as part of the City review. It is presumed

that construction and site plans, a subdivision plat, designs and reports are intended to

be provided for City review and approval as part of the project.

**2.** 11/18/2020: Site Specific:

Overland Trail is currently classified as a 4 lane arterial, LCUASS Figure 7‑2F shows

115' right‑of‑way total which would be 57.5' for half of the right‑of‑way. The plat map is

showing 100' of existing right‑of‑way currently. This project will need to dedicate 7.5' of

right‑of‑way along Overland Trail.

**3.** 11/18/2020: Site Specific:

Dixon Canyon Road should have a minor collector street cross section, LCUASS Figure

7‑5F. This is 76' right‑of‑way total which would be 38' for half of the right‑of‑way. There is

60' of right‑of‑way currently, this project will need to dedicate 8' right‑of‑way on Dixon

Canyon Road. This project will also need to build the frontage improvements to this

standard along Dixon Canyon Road which includes 6' parkway and a 5' sidewalk.

**4.** 11/18/2020: Site Specific:

More information is needed on what the proposed classification of the roadways internal

to the site and which roadways will be public or private. Please note that any alleyway's

proposed within the site should be private and privately maintained.

**5.** 11/18/2020: Larimer County Road Impact Fees and Transportation Expansion Fees

are due at the time of building permit. Please contact Kyle Lambrecht at 221‑6566 if

you have any questions.

**6.** 11/18/2020: The City's Transportation Development Review Fee (TDRF) is due at the

time of submittal. For additional information on these fees, please see:

http://www.fcgov.com/engineering/dev‑review.php

**7.** 11/18/2020: Any damaged curb, gutter and sidewalk existing prior to construction, as

well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to

construction of this project, shall be replaced or restored to City of Fort Collins

standards at the Developer's expense prior to the acceptance of completed

improvements and/or prior to the issuance of the first Certificate of Occupancy.

**8.** 11/18/2020: All public sidewalk, driveways and ramps existing or proposed adjacent or

within the site need to meet ADA standards, if they currently do not, they will need to be

reconstructed so that they do meet current ADA standards as a part of this project.

**9.** 11/18/2020: Any public improvements must be designed and built in accordance with

the Larimer County Urban Area Street Standards (LCUASS). They are available online

at: https://www.larimer.org/engineering/standards‑and‑guides/urban‑area‑street‑standards

**10.** 11/18/2020: This project is responsible for dedicating any right‑of‑way and easements

that are necessary or required by the City for this project. This shall including the

standard utility easements that are to be provided behind the right‑of‑way (15 foot along

an arterial, 8 foot along an alley, and 9 foot along all other street classifications). No

easements could be found on this property in the country recorders files. The following

easements will need to be dedicated on the plat or separate document. Information on

the dedication process can be found at: http://www.fcgov.com/engineering/devrev.php

**11.** 11/18/2020: Utility plans will be required and if needed a Development Agreement will

be recorded once the project is finalized.

**12.** 11/18/2020: As of January 1, 2015 all development plans are required to be on the

NAVD88 vertical datum. Please make your consultants aware of this, prior to any

surveying and/or design work.

**13.** 11/18/2020: For projects platting or replatting; a final subdivision plat submission list

can be found at the following link:

https://www.fcgov.com/developmentreview/pdf/electronic\_final\_plat\_submittal\_req.pdf?

1526073805

**14.** 11/18/2020: A Development Construction Permit (DCP) will need to be obtained prior

to starting any work on the site.

**15.** 11/18/2020: LCUASS parking setbacks (Figure 19‑6) apply and will need to be

followed depending on parking design.

**16.** 11/18/2020: All fences, barriers, posts or other encroachments within the public

right‑of‑way are only permitted upon approval of an encroachment permit. Applications

for encroachment permits shall be made to Engineering Department for review and

approval prior to installation. Encroachment items shall not be shown on the site plan as

they may not be approved, need to be modified or moved, or if the permit is revoked

then the site/ landscape plan is in non‑compliance.

**17.** 11/18/2020: The development/ site cannot use the right‑of‑way for any rain gardens to

treat the storm runoff. We can look at the use of rain gardens to treat street flows – the

design standards for these are still in development.

**18.** 11/18/2020: Doors are not allowed to open out into the right‑of‑way.

**19.** 11/18/2020: Bike parking required for the project cannot be placed within the

right‑of‑way and if placed just behind the right‑of‑way need to be placed so that when

bikes are parked they do not extend into the right‑of‑way.

**Department: Traffic Operations**

**Contact: Steve Gilchrist, 970‑224‑6175, sgilchrist@fcgov.com**

**1.** TRAFFIC IMPACT STUDY: Based on the Chapter 4 of the Larimer County Urban Area

Street Standards, a Traffic Impact Study will be required with the submittal of this

project to assess the impacts on the surrounding transportation network from this

development. Please contact Traffic Operations to set up a scoping meeting.

**2.** FOR INFORMATION: The City of Fort Collins Master Street Plan identifies Overland

and Dixon Canyon Road as a possible location for a roundabout. The Traffic Impact

Study will need to assess the feasibility of a roundabout at this location based on the

impacts of this development.

**3.** FOR INFORMATION: City street pattern and connectivity standards would suggest the

alignment of Dixon Canyon Road with Stuart Street would be beneficial in terms of

providing a full movement access along Overland, especially when considering the

possibility of a roundabout or traffic signal. This is consistent with the signalization of

collector roadways along arterials. This would also allow for better bicycle and

pedestrian connectivity to facilities along Stuart to the east.

**Department: Transportation Planning**

**Contact: Seth Lorson, 970‑416‑4320, slorson@fcgov.com**

**1.** The Transit Master Plan shows a bus route serving this development from the Elizabeth

Street corridor. A bus turnaround will be required to serve this site with transit. The

turnaround should be close to Overland Trail.

**2.** The Transportation Master Plan (the Master Street Plan) shows a roundabout at the

intersection of Dixon Canyon Road and Overland Trail. This could possibly also serve as

a bus turnaround with bus stops along Overland Trail.

**Department: Stormwater Engineering**

**Contact: Matt Simpson, (970)416‑2754, masimpson@fcgov.com**

**7.** Master plan and criteria compliance (site specific comment):

The design of this site must conform to the drainage basin design of the ‘Canal

Importation Basin’ Master Drainage Plan as well the Fort Collins Stormwater Criteria

Manual (FCSCM). The stormwater criteria manual is available on our website here:

https://www.fcgov.com/utilities/business/builders‑and‑developers/development‑forms‑gu

idelines‑regulations/stormwater‑criteria

**8.** Documentation requirements (site specific comment):

A drainage report and construction plans are required and must be prepared by a

Professional Engineer registered in the State of Colorado. The drainage report must

address the four‑step process for selecting structural BMPs.

**9.** Stormwater outfall (site specific comment):

The stormwater outfall option for this site is the existing 24‑inch stormwater pipe under

Overland Trail, just south of Ross Drive. This pipe serves as the outlet for the existing

‘Rodeo Detention Pond.’ The majority of the existing site drains to this location. There

is approximately 50‑acres, at the northeastern portion of the site, that appears to drain

to the northeast, it would be preferable to convey developed flows from this portion of the

site southerly to the existing ‘Rodeo Pond’ location.

**10.** Detention requirements (site specific comment):

The existing regional “Rodeo Detention Pond,” located at the southwest corner of

Overland Trail and Ross Drive intersection, detains stormwater runoff from the existing

Hughes site and from the foothills ridges west of the site. The existing pond design

provides 45.1 acre‑feet (AF) of storage with a peak outlet discharge of 30‑cfs for the

100‑yr design event. (Note, the existing pond and grading provides approximately

71‑AF of storage before flows would overtop Overland Trail). This existing 100‑year

discharge rate may not be exceeded – including the combined flows from the Hughes

site and the offsite foothills runoff. Updates to this pond design will require EPA SWMM

modeling.

Please note that the City has landscaping requirements for stormwater detention ponds.

We will need to discuss how these requirements will apply to this existing and improved

detention pond. These requirements can be found in the Fort Collins Stormwater

Criteria Manual, Chapter 8, Section 3.0 and in Appendix B (Landscape Design

Standards and Guidelines for Stormwater and Detention Facilities).

**11.** Detention Pond Overflow (site specific requirement):

Overland Trail roadway serves as the existing “overflow” for the Rodeo Detention Pond.

There must be a minimum of 1‑foot of freeboard provided from the spillway to adjacent

structures.

**12.** Offsite flows (site specific requirement):

An offsite runoff analysis will need to be performed. These flows will need to be safely

conveyed through the site and will need to be contained within a drainage easement.

These flows have previously been detained in the existing detention basin on this site

and as such, these flows will need to be detained in the future.

**13.** Water Quality and Low Impact Development requirements (standard comment):

All new or modified impervious areas require stormwater quality treatment. In addition,

the City requires the use of Low Impact Development (LID) methods to treat stormwater

quality on all new or redeveloping property, including sites required to be brought into

compliance with the Land Use Code. There are two (2) categories of LID requirements;

the development will need to meet one of the two following options:

1. LID with Permeable Pavers: When using the permeable pavers option, 50% of the

new or modified impervious areas must be treated by LID methods. Of the new or

modified paved areas, 25% must be pervious.

2. LID ‑ without Pavers: 75% of all new or modified impervious areas must be treated

by LID methods. This typically consists of a rain garden or bioretention system, but other

options are allowed.

The remainder of the water quality treatment can be accomplished ‘standard’ or LID

water quality methods. Accepted methods are described in the Fort Collins Stormwater

Criteria Manual (FCSCM), Chapter 7:

http://www.fcgov.com/utilities/business/builders‑and‑developers/development‑forms‑gui

delines‑regulations/stormwater‑criteria

**14.** Imperviousness documentation (standard comment):

It is important to document the existing impervious area since drainage requirements

and fees are based on new impervious area. An exhibit showing the existing and

proposed impervious areas with a table summarizing the areas is required prior to the

time fees are calculated for each building permit.

**15.** Detention drain times (standard comment):

Per Colorado Revised Statute §37‑92‑602 (8) that became effective August 5, 2015,

criteria regarding detention drain time will apply to this project. As part of the drainage

design, the engineer will be required to show compliance with this statute using a

standard spreadsheet (available on request) that will need to be included in the

drainage report. Upon completion of the project, the engineer will also be required to

upload the approved spreadsheet onto the Statewide Compliance Portal. This will

apply to any volume‑based stormwater storage, including extended detention basins.

**16.** Erosion control requirements (standard comment):

The erosion control report requirements are in Chapter 2, Section 6 of the Fort Collins

Stormwater Criteria Manual (December 2018, www.fcgov.com/erosion). If you need

clarification concerning this section, please contact the Erosion Control Inspector, Jesse

Schlam at 224‑6015 or jschlam@fcgov.com.

**17.** Inspection and maintenance (standard comment):

There will be a final site inspection of the stormwater facilities when the project is

complete and the maintenance is handed over to an HOA or another maintenance

organization. Standard operating procedures (SOPs) for on‑going maintenance of all

onsite drainage facilities will be included as part of the Development Agreement. More

information and links can be found at:

http://www.fcgov.com/utilities/what‑we‑do/stormwater/stormwater‑quality/low‑impact‑dev

elopment

**18.** Fees (standard comment):

The 2020 city wide Stormwater development fee (PIF) is $9,447/acre of new impervious

area over 350 square feet and there is a $1,045/acre of site review fee. No fee is

charged for existing impervious area. These fees are to be paid at the time each

building permit is issued. Information on fees can be found at:

http://www.fcgov.com/utilities/business/builders‑and‑developers/plant‑investment‑develo

pment‑fees or contact our Utility Fee and Rate Specialists at (970) 416‑4252 for

questions on fees. There is also an erosion control escrow required before the

Development Construction permit is issued. The amount of the escrow is determined by

the design engineer, and is based on the site disturbance area, cost of the measures, or

a minimum amount in accordance with the Fort Collins Stormwater Manual.

Monthly fees ‑ <http://www.fcgov.com/utilities/business/rates>

**Department: Water‑Wastewater Engineering**

**Contact: Matt Simpson, (970)416‑2754, masimpson@fcgov.com**

**1.** Existing Water Infrastructure (site specific comment):

There are multiple waterlines near and across this site, described as follows:

> 60‑inch steel water transmission main (Fort Collins), running parallel to Overland

Trail (north‑south). It is located approx. 120‑feet west of the roadway.

> 24‑inch DIP water transmission main (Fort Collins), running parallel to Overland Trail

(north‑south). It is located approx. under roadway centerline.

> 12‑inch cast iron water distribution pipe (Fort Collins), running parallel to Overland

Trail (north‑south). It is located approx. under roadway centerline.

> 8‑inch (cast iron) to 12‑inch (DIP) water pipe (Fort Collins), crosses the site from the

NW corner to near the Ross Dr. intersection on the east side of the site. It is important

that the connection to an existing water main northwest of the site is maintained.

> Fort Collins Loveland Water District transmission main, located on the west side of

Overland Trail.

**2.** Existing Sewer Infrastructure (site specific comment):

There is an existing 12‑inch sanitary sewer main which served the previous Hughes

Stadium facility. This main begins at manhole located in Overland Trail, just south of

Ross Dr.

**3.** Proposed Water Demand and Wastewater Discharges (site specific comment):

Please submit a Water and Wastewater Demand Analysis Report at the time of the first

formal development submittal. A meeting with Water Utilities will be needed

beforehand to determine the outline and scope of the report. The report will include

calculations for the water demand and the wastewater contribution from the proposed

site (peak wastewater flow rate).

Water Utilities may determine that a dynamic analysis is needed for proper sizing of

water mains and sanitary sewers. In this case, Water Utilities will assist with the

necessary modeling to evaluate the proposed project and associated demands with

detailed information provided by the Design Engineer.

**4.** Service separation (standard comment):

Separate water and sewer services will be required to service the residential and

commercial uses of any mixed‑use buildings on this site.

**5.** One building per service (standard comment):

Separate water and sewer services, connecting to the City main, will be required to

service each building.

**6.** Service abandonment (standard comment):

Any existing water and sewer services that are not planned to be reused with this project

will be required to be abandoned at the main.

**7.** Service sizing (standard comment):

For any commercial or multifamily buildings in this development, the respective water

service and meter will need to be sized based on the AWWA M22 manual design

procedure. A sizing justification letter that includes demand calculations for maximum

flows and estimated continuous flows will need to be provided.

**8.** Private drives and utility separation (standard comment):

Buildings being served from private drives can be problematic meeting utility spacing

requirements. When finalizing a site layout please consider utility spacing requirements

‑ including the need for utility boxes, water meters, electric vaults, etc. on the site.

Utilities may include water, sewer, storm, electric, gas, and communication.

**9.** Sewer discharge (standard comment):

Please note that all City of Fort Collins Utility Customers are subject to City Code

requirements for wastewater. These requirements include Section 26‑306 Wastewater

Discharge Permit Requirements and Section 26‑332 Prohibitive Discharge Standards.

A permit may be required depending on activities on the site; however, discharge

standards apply to every customer, both large and small, regardless of what activities

take place on the site. Please contact Industrial Pretreatment,

Industrial\_Pretreatment@fcgov.com or (970) 221‑6900, to discuss these requirements

and how they apply to this development.

**10.** Water conservation (standard comment):

The water conservation standards for landscape and irrigation will apply. Information on

these requirements can be found at: http://www.fcgov.com/standards

**11.** Fees (standard comment):

Development fees and water rights will be due at building permit. These fees are to be

paid at the time the building permit is issued. Please contact our Utility Fee and Rate

Specialists at (970) 416‑4252 or UtilityFees@fcgov.com for more information or

questions. Information on fees can also be found at:

http://www.fcgov.com/utilities/business/builders‑and‑developers/plant‑investment‑develo

pment‑fees

**12.** Offsite Improvements (site specific comment):

There may be needs for offsite water or sewer improvements. We are currently looking

into this further. Please contact us for a discussion of these systems when you are

ready (WaterUtilitiesEng@fcgov.com).

**Department: Erosion Control**

**Contact: Jesse Schlam, 970‑218‑2932, jschlam@fcgov.com**

**1.** Information Only:

The site disturbs more than 10,000 sq. ft. and/or meets the criteria for

a need for Erosion and Sediment Control Materials to be submitted.

The erosion control requirements are located in the Stormwater

Design Criteria in Chapter 2 Section 6.0 a copy of the requirements can

be found at www.fcgov.com/erosion

**2.** For Final:

Please submit an Erosion Control Plans to meet City Criteria.

**3.** For Final:

Please submit an Erosion Control Report to meet City Criteria.

**4.** For Final:

Please submit an Erosion Control Escrow / Security Calculation based

upon the accepted Erosion Control Plans to meet City Criteria.

**5.** Information only:

Based upon the area of disturbance, State permits for stormwater will

be required since the site is over an acre and should be pulled before

Construction Activities begin.

**6.** For Final:

Starting January 1st, 2020 fees will be changing, and the City will be collecting fees for

Erosion Control and Stormwater Inspections. The fees are based off; the number of lots,

the total site disturbance, the estimated number of years the project will be active and

the number of LID/WQ Features that are designed for on this project. Based upon the

materials submitted we are assuming 632 number of lots, 161 acres of disturbance,

12.5 number of years from demo to complete construction and an additional 3 years till

full vegetative stabilization. Which roughly estimates an Erosion Control Fee of

$40,650.57. We could not make any assumptions at this time for the number of LID and

WQ features, each porous pavers will be $365.00, each bioretention $315.00, each

extended detention basins $250.00, and each underground treatment will be $415.00.

Stormwater LID/WQ Inspections to be $TBD.

**Department: Fire Authority**

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

**1.** AUTOMATIC FIRE SPRINKLER SYSTEMS

> Single‑Family Detached: Group R‑3 occupancies are not required to have a sprinkler

systems so long as they meet apparatus access and water supply requirements.

> Single‑Family Attached/Townhomes: Group R‑3 attached occupancies will require a

residential fire sprinkler system (eg. NFPA 13‑D or P2904)

> Multi‑Family: Local amendment to the IFC requires Group R‑2 occupancies to install

full NFPA 13 sprinkler systems. A 13‑R system exemption is allowed for buildings with a

total unit count or 12 or less.

> Commercial: Commercial buildings exceeding 5,000 square feet shall be sprinklered

or fire contained.

**2.** FIRE APPARATUS ACCESS

PERIMETER ACCESS: Fire access is required to within 150 feet of all exterior portions

of any building, or facility ground floor as measured by an approved route around the

perimeter. Private drives required for fire access shall be dedicated as Emergency

Access Easements.

LADDER TRUCK ACCESS: Additional fire lane requirements apply to buildings in

excess of 30 feet in height. Based upon the conceptual site plan, it is unclear if the

Multi‑Family projects will trigger wider fire lanes. For planning purposes, refer to IFC

Appendix D105 for details.

Fire lane specifications provided below.

**3.** FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the

design criteria already contained in relevant standards and policies, any new fire lane

must meet the following general requirements:

> Fire lanes established on private property shall be dedicated by plat or separate

document as an Emergency Access Easement.

> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum

overhead clearance. Where road widths exceed 20 feet in width, the full width shall be

dedicated unless otherwise approved by the AHJ.

> Additional fire lane requirements are triggered for buildings greater than 30' in height.

Refer to Appendix D105 of the International Fire Code.

> Be designed as a flat, hard, all‑weather driving surface capable of supporting 40 tons.

> Dead‑end fire access roads in excess of 150 feet in length shall be provided with an

approved turnaround area for fire apparatus.

> The required turning radii of a fire apparatus access road shall be a minimum of 25

feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

> Fire lane to be identified by red curb and/or signage, and maintained unobstructed at

all times.

> Fire lane sign locations or red curbing should be labeled and detailed on final plans.

Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing.

Appropriate directional arrows required on all signs.

**4.** WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of

occupancy.

> A fire hydrant capable of providing 1500 gpm at 20 psi residual pressure is required

within 300 feet of any commercial (A, B or R‑2) building as measured along an

approved path of vehicle travel. Hydrant separation distances to be 600 feet.

> A fire hydrant capable of providing 1000 gpm at 20 psi residual pressure is required

within 400 feet of any residential (R‑3) building as measured along an approved path of

vehicle travel. Hydrant separation distances to be 800 feet.

> The project will also be responsible for hydrant infill along Overland Trail and LCR

42C. One hydrant is required at or near the south drive connection to Overland Trail.

Another hydrant is required at or near the drive connection to LCR 42C.

**5.** OTHER CODE REQUIREMENTS

Fire Code comments are based upon the details provided in the conceptual plan. Other

comments may be applicable as the project develops. Refer to applicable sections of

the 2018 IFC for direction and requirements.

**Department: Electric Engineering**

**Contact: Rob Irish, 970‑224‑6167, rirish@fcgov.com**

**1.** Light and Power will serve the proposed development. Generally, Light and Power has

electric facilities surrounding the proposed project limits. Depending on load demands,

a new circuit may need to be extended to this area from our substation. Construction of

a new circuit will be coordinated with other infrastructure improvement projects

associated with this development. If there is no feasible existing route for Light & Power

to extend a new circuit for this development, the developer may be required to provide

off‑site easements to extend a circuit to feed this site.

**2.** Please provide adequate space along the private drives to ensure proper utility

installation and to meet minimum utility spacing requirements. A minimum of 10 feet

separation is required between all water, sewer and stormwater facilities. A minimum of

3 feet is required between all natural gas.

**3.** This project will need to comply with our electric metering standards. Electric meter

locations will need to be coordinated with Light and Power Engineering. Residential

units will need to be individually metered. Please gang the electric meters on one side

of the building, opposite of the gas meters. Reference Section 8 of our Electric Service

Standards for electric metering standards. A link has been provided below.

https://www.fcgov.com/utilities/img/site\_specific/uploads/ElectricServiceStandards\_FIN

AL\_18November2016\_Amendment.pdf

**4.** For all questions regarding PRPA transmission lines adjacent to the property please

contact PRPA directly at:

Mark Curtis

PRPA

970.229.5250

curtism@prpa.org

**5.** Any existing and/or proposed Light & Power electric facilities that will remain within the

limits of the project must be located within public right‑of‑way or in a utility easement.

**6.** Transformer and meter locations must be coordinated with Light & Power Engineering

and shown on the plan set. Transformers must be located within 10’ of an all‑weather

surface accessible by a line truck. Please adhere to all clearance requirements in the

Electric Service Standards at the following link.

http://www.fcgov.com/utilities/business/builders‑and‑developers/development‑forms‑gui

delines‑regulations

**7.** Secondary service for any buildings other than single‑family detached, will be installed,

owned and maintained by the owner.

**8.** Developer will be responsible for payment and acquisition of any ditch/canal/stream

crossings necessary to accommodate electric facilities to feed the site.

**9.** If applicant is proposing any new renewable energy sources please contact Sr. Energy

Services Engineer, Rhonda Gatzke @ 970‑416‑2312.

**10.** Electric Capacity Fee, Building Site charges, and any system modification charges

necessary will apply to this development. Please contact Light & Power Engineering at

ElectricProjectEngineering@fcgov.com. Please reference our Electric Service

Standards, development charges and fee estimator at the following link:

http://www.fcgov.com/utilities/business/builders‑and‑developers/plant‑investment‑develo

pment‑fees

**11.** “The City of Fort Collins now offers gig‑speed fiber internet, video and phone service.

Contact Julianna Potts with Fort Collins Connexion at 970‑207‑7890 or

jpotts@fcgov.com for commercial grade account support, RFPs and bulk agreements.”

**Department: Environmental Planning**

**Contact: Scott Benton, sbenton@fcgov.com**

**1.** The development is immediately adjacent to Maxwell Natural Area (MNA) and Pineridge

Natural Area (PNA) and will most likely increase usage of the already highly utilized

natural areas and potentially produce ecological stress due to increased usage,

construction process, and light spillage. Development projects that abut natural areas in

the City are required to be designed in a manner compatible to the natural areas.

Further discussions with NAD, Park Planning, and Environmental Planning are highly

recommended to ensure that appropriate compatibility can be attained.

**2.** An Ecological Characterization Study (ECS) is required by City of Fort Collins Land Use

Code (LUC) Section 3.4.1 as the site is within 500 feet of LUC defined natural habitats

and features (Dixon Canal, raptor nest, active prairie dog colonies, Maxwell Natural

Area, and Pineridge Natural Area). The ECS should address all items (a)‑(l) of LUC

3.4.1(D)(1) available for view online. In addition, ensure that the study identifies

feature(s) size, the "top of bank" of any stream or ditch, the edge(s) of wetlands, and

whether jurisdictional wetlands may be impacted by the proposed project. If prairie

dogs are onsite or within 500ft, the ECS should specifically address the presence of

active prairie dogs including estimate of number of individuals and entire size of the

colony within the project area. The ECS should address all items (a) (l) of LUC 3.4.1(D)

(1) available for view online and include prairie dog mitigation options. Online LUC link:

https://library.municode.com/co/fort\_collins/codes/land\_use

**3.** FOR ECS: The Natural Areas Department has data of existing flora and fauna on

Maxwell NA and Pineridge NA. These data are available and will aid in the

development of the ECS. Please coordinate with the DRC on obtaining these

materials. Existing NAD migratory songbird data collected from north end of Dixon

Reservoir in Pineridge NA might support that area as a migratory songbird

concentration area that would require substantial buffering.

**4.** Natural Areas Department (NAD) and Environmental Planning highly recommends a

loop perimeter trail. Such a trail system would decrease the pressure on Maxwell and

Pineridge NA and provide an amenity for the residents. A perimeter trail could be

composed of a detached sidewalk on the southern boundary along Dixon Canyon Rd

and tie into the paved regional trail proposed in the City’s Trail Master Plan (2013).

**5.** NAD would prefer the connection to Maxwell NA be located further to the north than is

depicted on the conceptual plan, preferably near to where the existing Maxwell NA trail

approximates a 90‑degree bend and the proposed development trail curves towards the

park facility. A more northerly connection location would also serve as a more direct

connection to Maxwell NA and prevent the creation of a social trail there by residents.

**6.** NAD encourages an appropriately designed fence along the western boundary of the

site to provide a barrier that prevents the creation of social trails and is in the character

of the natural area.

**7.** NAD and Environmental Planning recommend that a direct connection be made (via a

perimeter loop trail or sidewalk) to the Maxwell NA parking lot. Such a connection would

provide a second access to Maxwell NA and more importantly a more direct access to

Pineridge NA.

**8.** NAD recommends a pedestrian crossing with lights to improve safety for trail users

crossing Dixon Canyon Rd to access Maxwell and Pineridge NAs.

**9.** The 2013 Paved Recreational Trail Master Plan (“Trail Master Plan”,

https://www.fcgov.com/parkplanning/plans‑and‑policies) indicates a regional paved

recreational trail along Overland Trail but this is not reflected on the conceptual plan.

**10.** Most of the Maxwell NA adjacent to the proposed development contains a high quality

native mixed grass plant community. The wide buffer between the proposed

development and MNA is appreciated and should be as wide as possible. A native

seed mix, with a composition and seeding rate amenable to the Natural Areas

Department, is highly recommended.

**11.** It is highly recommended that the buffer between the development and MNA be

non‑irrigated to achieve the diverse vegetative community found in the adjacent portion

of MNA.

**12.** Given the historical level of disturbance of the site and further disturbance anticipated for

construction, a comprehensive Weed Management Plan is highly recommended to

guide weed management to limit the spread of weeds on to MNA, Pineridge Natural

Area, and other properties. Non‑irrigated areas like the buffer between MNA and the

development are especially prone to weed invasion, thus increasing the need for a

robust weed management plan.

**13.** A tree inventory is recommended with Environmental Planning and Forestry to

determine the status of existing trees and possible mitigation options.

**14.** Submission of a site photometric plan and luminaire schedule is highly recommended to

ensure that no light spillage into Maxwell NA occurs. City wide, ‘natural areas and

features shall be protected from light spillage from off‑site sources’ (LUC 3.2.4(D)(6)).

All lighting shall have a nominal correlated color temperature (CCT) of no greater than

three thousand (3,000) degrees Kelvin [see LUC 3.2.4(D)(11)] and light sources shall be

fully shielded and down‑directional to minimize up‑light, spill‑light, glare and unnecessary

diffusion on adjacent property. Please also consider fixtures with motion‑sensing or

dimming capabilities so that light levels can be adjusted as needed. Regarding outdoor

lighting, cooler color temperatures are harsher at night and cause more disruption to

biological rhythms for humans and wildlife. The American Medical Association (AMA)

and International Dark‑Sky Association (IDA) both recommend using lighting that has a

CCT of no more than 3000K to limit the amount of blue light in the night environment.

Thank you in advance for supporting City of Fort Collins Night Sky Objectives. For further

information regarding health effects please see:

http://darksky.org/ama‑report‑affirms‑human‑health‑impacts‑from‑leds/

**15.** If any raptor nests are present on or near the site, consultation with CO Parks and

Wildlife is required and additional protection standards may be necessary.

**16.** Please note that to abide by the federal Migratory Bird Treaty Act, no trees shall be

removed during the songbirds nesting season (February 1 to July 31) without having first

a professional ecologist or wildlife biologist complete a nesting survey to identify any

active nests existing on the project site. If active nests are found, the City will coordinate

with relevant state and federal representatives to determine whether additional

restrictions on tree removal and construction apply.

**17.** Our city cares about the quality of life it offers its residents now and generations from

now. The City of Fort Collins has many sustainability programs and goals that may

benefit this project. Of particular interest may be:

1) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program

(WRAP) provides communication materials and on‑site assessments to support

recycling program. Also provides rebates for new compost programs:

http://fcgov.com/recycling/wrap.php

2) Integrated Design Assistance Program offers financial incentives and technical

support for new construction and major renovation projects. Must apply early in the

design phase: http://fcgov.com/idap, contact David Suckling at 970‑416‑4251 or

dsuckling@fcgov.com

**Department: Forestry**

**Contact: Nils Saha, nsaha@fcgov.com**

**1.** 11/18/2020: INFORMATION ONLY

Trees provide numerous ecological benefits, including carbon sequestration, energy

conservation, wildlife habitat and reduction in stormwater runoff and air pollution. In

urban environments, trees help foster a sense of community, create more livable

neighborhoods, and increase real estate values.

Well‑spaced canopy shade trees in the parkway are a multifunctional tool that can

increase vehicular and pedestrian safety, provide shade to the street and the sidewalk,

and help manage stormwater runoff. Canopy shade trees, compared to ornamental or

conifer trees, help maximize these benefits. Please consider incorporating as many

canopy shade trees along the streetscape as feasible; our recommendation is to plant

them at 30‑40 spacing.

Our urban forests currently face a range of challenges, including extreme temperature

fluctuations, severe droughts and novel pests and diseases. Species diversity is at the

center of creating a more resilient urban forest. To reduce susceptibility to

insects/diseases and climate impacts, we ask that you consider incorporating no more

than 15 percent of any one species in your landscape design. Additionally, the City of

Fort Collins’ urban forest has reached the maximum percentage of several species,

including ash, honeylocusts, bur oaks and chanticleer pears. Please consider

alternatives to these species in your plant schedule.

Lastly, there are several existing trees at this site. Please consider retaining significant

trees to the extent reasonably feasible. We are happy to help inventory existing trees on

site and discuss methods to mitigate anticipated impact of construction to these trees.

**2.** 11/18/2020: INFORMATION ONLY

Will there be any frontage improvements along Overland Trail and Dixon Canyon Road?

If so, please adhere to the minimum parkway widths for each street classifications, as

indicated in the LUCASS standards. Canopy shade trees should be planted, centered

in the parkway, at 30‑40’ spacing.

**3.** 11/18/2020: INFORMATION ONLY

Are the internal streets proposed to be public or private? If public, please refer to

LUCASS standards for minimum parkway width. However, City Forestry would like to

note that the current 6’ (5.5 not including the curb width) minimum standard for parkway

widths along local streets is not often adequate for tree growth. Studies have shown that

wider tree lawn widths provide increased area for root growth, which increase tree

stability, decrease sidewalk/curb damage from heaving roots and provide additional

separation between pedestrians from the street section. At this site, an opportunity

exists to set street trees and adjacent infrastructure up for success into the future. City

Forestry requests that you consider wider parkway widths (a minimum of 7’) beyond the

minimum whenever possible.

**Department: Park Planning**

**Contact: Suzanne Bassinger, 970‑416‑4340, sbassinger@fcgov.com**

**1.** The Park Planning & Development Department is available to discuss these comments

in more detail. Please contact Suzanne Bassinger at 970‑416‑4340,

sbassinger@fcgov.com.

**2.** The City of Fort Collins Land Use Code Section 3.4.8 “Parks and Trails” addresses

compliance with the Parks and Recreation Policy Plan (“Master Plan”). The Master Plan

indicates the general location of all parks and regional recreational trails. Parcels

adjacent to or including facilities indicated in the Master Plan may be required to

provide area for development of these facilities.

**3.** A neighborhood park is not identified in the Master Plan for this site. The location of a

public park on the site may be acceptable but requires further evaluation with the

applicant.

**4.** The 2013 Paved Recreational Trail Master Plan (“Trail Master Plan”) was adopted by

City Council and provides conceptual locations and general trail design guidelines for

future regional recreational trails. The Trail Master Plan is available at

https://www.fcgov.com/parkplanning/plans‑and‑policies.

**5.** The conceptual alignment of the Overland Trail regional paved recreational trail is

located within the proposed development site.

**6.** Park Planning and Development (PPD) requires the dedication, without fee, of Public

Access and Trail Easements to accommodate our regional multi‑use trail system, as

conceptually indicated in the Trail Master Plan. PPD will work with the applicant to

determine the alignment and extent of required easements and trail improvements.

**7.** The Larimer County Urban Area Street Standards (“LCUASS”), Chapter 16 Pedestrian

Facilities and Chapter 17 Bicycle Facilities provide additional design guidelines for

multi‑use regional recreational trails.

**8.** The Public Access and Trail easement width is 50’. The minimum easement width of

30’ may be acceptable for short distances upon approval by Park Planning &

Development. The location of the easement must be approved by Park Planning &

Development.

**9.** Recreational trails do not function as widened sidewalks adjacent or within street

rights‑of‑way.

**10.** The trail easement may co‑exist within a Natural Habitat Buffer Zone if approval is

obtained from Environmental Planning.

**11.** Local street at grade intersections with a recreational trail are to be avoided. When

necessary, the location of a future recreational trail at‑grade crossing must be

coordinated with Traffic Operations.

**12.** Grade separated crossings of arterial roadways and major collectors are required

(LUCASS Chapter 17.3) and additional easement area for underpass/overpass

approaches may be required in locations of potential grade separated crossings for the

trail.

**13.** The future trail alignment cannot be used to provide internal pedestrian circulation and

cannot provide direct access to buildings. Internal access to the recreational trail from

the internal bike/pedestrian system should be provided at limited and defined access

points.

**14.** Grading within the designated recreational trail easement should be completed along

with overall site grading. Plans must indicate that the final grade within the easement

can provide a trail alignment that meets the American Disabilities Act (ADA) standards

for cross slopes between 1‑2% and a maximum centerline profile grade of 5%.

Construction documents should

include trail profiles and cross sections to demonstrate the ability to meet ADA

standards.

**15.** The typical paved recreational regional trail cross‑section is constructed as a 10’ wide

concrete trail, widened to 12’ in areas of high traffic area or other areas of potential user

conflicts. A 4‑6’ wide soft (gravel) path is located parallel to the paved surface,

separated by 3‑5’ of vegetated area; there shall be 3’ wide level shoulders on both sides

of the trail, providing 3’ of horizontal clearance from vertical obstructions such as trees,

transformers, fences and/or walls. Modifications of the typical cross‑section must be

approved by Park Planning & Development.

**16.** The construction schedule for the recreational trail on this site has not been determined

and typically will not occur until funding becomes available. Partnerships between Park

Planning and Development and the site developer may be an option to fund the

construction of the trail concurrent with site development.

**17.** The Parks Department will maintain future recreational trails. Maintenance consists of

snowplowing of the paved surface, occasional seasonal mowing 2‑3’ adjacent to the

trail surface and repairing/replacing surface damage of the trail. The underlying property

owner shall be responsible for all other landscaping and maintenance within the

easement.

**18.** Landscaping within the recreational trail easement shall be provided in accordance with

all applicable City codes, and will remain the responsibility of the underlying landowner.

Landscaping must provide acceptable clearances from the trail surfaces as specified in

the Trail Master Plan. Spray irrigation, if required, shall be designed and maintained to

avoid spray on the trail.

**Department: Building Code Review**

**Contact: Russell Hovland, 970‑416‑2341, rhovland@fcgov.com**

**1.** Construction shall comply with adopted codes as amended. Current adopted codes are:

2018 International Building Code (IBC) with local amendments

2018 International Residential Code (IRC) with local amendments

2018 International Existing Building Code (IEBC) with local amendments

2018 International Energy Conservation Code (IECC) with local amendments

2018 International Mechanical Code (IMC) with local amendments

2018 International Fuel Gas Code (IFGC) with local amendments

2018 International Swimming Pool and Spa Code (ISPSC) with local amendments

2018 International Plumbing Code (IPC) as amended by the State of Colorado

2020 National Electrical Code (NEC) as amended by the State of Colorado

Copies of current City of Fort Collins code amendments can be found at

fcgov.com/building.

Accessibility: State Law CRS 9‑5 & ICC/ANSI A117.1‑2017.

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

Frost Depth: 30 inches.

Wind Loads: Risk Category II (most structures):

· 140mph (Ultimate) exposure B or Front Range Gust Map published by SEAC.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code:

· Single family: IRC chapter 11.

· Multi‑family and Condominiums 3 stories max: 2018 IECC residential chapter.

· Commercial and Multi‑family 4 stories and taller: 2018 IECC commercial chapter.

 INFORMATIONAL ITEMS:

· 10% of all parking spaces must be EV ready (conduit in place)

· Multi‑family Residential located within 1000ft of rail tracks, 500 of highway, or 250ft of a

4 lane road must provide ext wall composite sound transmission of 39 STC min.

· R‑2 occupancies apartment/condo must provide 10ft setback from property line and 20

feet between other buildings or provide fire rated walls and openings per chapter 6 and

7 of the IBC.

· City of Fort Collins amendments to the 2018 IBC require a full NFPA‑13 sprinkler

system in multifamily units with an exception to allow NFPA 13R systems in buildings

with no more than 6 dwelling units (or no more than 12 dwelling units where the building

is divided by a 2 hour fire barrier with no more than 6 dwelling units on each side).

· Prescriptive energy compliance with increased insulation values is required for

buildings using electric heat.

· A City licensed commercial general contractor is required to construct any new

multi‑family structure.

· Attached single‑family provide 3ft setback to property line or provide fire rated walls &

openings per chap 3 of the IRC.

· Bedroom egress windows (emergency escape openings) required in all bedrooms.

· Attached single‑family townhomes are required to be fire sprinkled per local

amendment and must provide a P2904 system min and provide fire rated wall per

R302. Determine what water line size will be provided to dwellings so the fire‑sprinkler

system can be designed.

· New homes must provide EV/PV ready conduit, see local amendment.

· Provide site‑wide accessibility plan in accordance with CRS 9‑5. This requires

accessible units per that state standard. This requirement includes single family

attached homes and accessible path must be provided into the dwelling entrance (no

step).

Stock Plans:

When residential buildings will be built at least three times with limited variations, a

stock plan design or master plan can be submitted for a single review and then permit

issued from that master.

Building Permit Pre‑Submittal Meeting:

Please schedule a pre‑submittal meeting for any new commercial or multi‑family

building with Building Services for this project. Pre‑Submittal meetings assist the

designer/builder by assuring, early on in the design, that the new projects are on track to

complying with all of the adopted City codes and Standards.

**Department: Technical Services**

**Contact: Jeff County, 970‑221‑6588, jcounty@fcgov.com**

**1.** As of January 1, 2015, all development plans are required to be on the NAVD88 vertical

datum. Please make your consultants aware of this, prior to any surveying and/or design

work. Please contact our office for up to date Benchmark Statement format and City

Vertical Control Network information.

**2.** This property is not platted. If submitting a Subdivision Plat for this property/project,

addresses are not acceptable in the Plat title/name. Numbers in numeral form may not

begin the title/name. Please contact our office with any questions.

**Pre‑Submittal Meetings for Building Permits**

Pre‑Submittal meetings are offered to assist the designer/builder by assuring, early in the

design, that new commercial or multi‑family projects are on track to complying with all of the

adopted City codes and Standards listed below. The proposed project should be in the early

to mid‑design stage for this meeting to be effective and is typically scheduled after the

Current Planning PDP submittal. Applicants should be prepared to present site plans, floor

plans, and elevations and be able to discuss code issues of occupancy, square footage, type

of construction, and energy compliance method being proposed. Applicants of new

commercial or multi‑family projects should contact their Development Review Coordinator to

schedule a pre‑submittal meeting.

**Construction shall comply with the following adopted codes and standards as**

**amended:**

*2018 International Building Code (IBC) with local amendments*

*2018 International Residential Code (IRC) with local amendments*

*2018 International Existing Building Code (IEBC) with local amendments*

*2018 International Energy Conservation Code (IECC) with local amendments*

*2018 International Mechanical Code (IMC) with local amendments*

*2018 International Fuel Gas Code (IFGC) with local amendments*

*2018 International Swimming Pool and Spa Code (ISPSC) with local amendments*

*2015 International Plumbing Code (IPC) as amended by the State of Colorado*

*2017 National Electrical Code (NEC) as amended by the State of Colorado*

Accessibility: State Law CRS 9‑5 & ICC/ANSI A117.1‑2017.

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

Frost Depth: 30 inches.

Wind Loads:

Risk Category ll (most structures):

\* 140mph (Ultimate) exposure B or

\* Front Range Gust Map published by The Structural Engineer's Association of

Colorado

Risk Category l: 130mph (Ultimate) exposure B

Risk Category lll & lV: 150mph (Ultimate) exposure B

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use:

1. Single Family; Duplex; Townhomes: 2018 IRC Chapter 11 or 2018 IECC Chapter 4

Residential Provisions

2. Multi‑family and Condominiums 3 stories max: 2018 015 IECC Chapter 4 Residential

Provisions.

3. Commercial and Multi‑family 4 stories and taller: 2018 IECC Chapter 4 Commercial

Provisions.

Current codes and amendments are effective as of January 12, 2019. Copies of the code

amendments can be obtained at www.fcgov.com/building/codes.php or at the Building

Services office.