 **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.