

NEIGHBORHOOD INFORMATION MEETING

PROJECT: 700 & 701 Wood Street

DATE: August 19, 2015

PLANNER: Noah Beals

City Review Summary

- Applicant for this project is the City of Fort Collins; the properties (700 & 701 Wood Street) are owned by the City.
- The proposal is being processed as a minor amendment. This means there is already an existing approved plan that will be modified.
- Minor amendments don't typically require a neighborhood meeting; however, it is the policy of the City to hold meetings for their own projects.
- The project has already had an early review, and comments from this evening will try and be incorporated into subsequent reviews.
- At any time, a minor amendment can be referred to the Planning & Zoning Board at a public hearing for a decision, although most minor amendments are not referred and a decision is made administratively.

Applicant Presentation & Project Details

- Project consists of constructing two separate vehicle-storage buildings at the Wood Street Service Center; one at 700 Wood Street and the other at 701 Wood Street.
- Architecture West was hired by the City for a design-build approach to the project; have been working for about 6 months; copies of what has been submitted for review so far are available on the City's website.
- The site is in the Employment (E) Zone District, where these uses are permitted.
- The new structures will be for vehicle storage for Light & Power and Water Utility vehicles and equipment. The structures will help protect the vehicles from the elements, particularly in the winter.
- The structures will house existing vehicles; no new vehicles are planned at the site.
- The structures are only for storage; no maintenance or fueling will be taking place.
- Vehicles will continue to leave around 7:00 to 7:30 in the morning and return between 3:00 and 4:00 in the afternoon.
- The size, length, colors, and materials of the buildings will be similar to the other structures that exist at the service center.

Questions, Comments & Responses

Question (Citizen): What if a bunch of neighbors get together and say we don't want these buildings, what effect does that have?

Response (City): We always take public comments into account, and try to incorporate solutions from those comments into projects.

Response (Citizen): You're not really answering my question...

Response (City): If there was a group of neighbors opposed to the buildings, then that would be the opportunity to refer the project to the Planning & Zoning Board for their review and a decision at a public hearing.

Question (Citizen): Will this project cause an increase in the number of trucks going up and down Wood Street?

Response (Applicant): The trucks housed in the new buildings are already located on-site, so there will not be an increase in traffic.

Response (Applicant): There is also a new City building planned for construction near City Hall, and some of the office workers at the Service Center are planned to move to the new location, so there may soon be a decrease in traffic from works at the Service Center.

Question (Citizen): Will there be trees and landscaping around the building?

Response (Applicant): We will be increasing plant material on the site, primarily along the perimeter, but concentrated near the building closest to Elm Street for screening.

Question (Citizen): Will there be any new fueling facilities?

Response (Applicant): There will not be any new fueling. One benefit of the structures is that they will be partially climate controlled, so vehicles won't have to idle and warm up as long on cold winter mornings.

Response (Applicant): The buildings are also being designed for the use of solar photovoltaics to help reduce and offset their power consumption.

Question (Citizen): Have you done ground testing already?

Response (Applicant): We will still need to do that; it's coming soon. A lot of the tests are dictated by the City's building codes and requirements.

Response (Applicant): Right now it's a completed asphalted site. Where the new buildings are planned we will need to pour a concrete pad.

Question (Citizen): Who is paying for these buildings?

Response (Applicant): Funds come from taxes and utility rate payers.