



ITEM NO 3
MEETING DATE January 7th, 2016
STAFF Clay Frickey

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: College Eight Thirty, PDP150019

APPLICANT: Craig Russell
Russell + Mills Studios
141 College Ave.
Fort Collins, CO 80524

OWNERS: Schrader Development Co
320 N College Ave.
Fort Collins, CO 80524

PROJECT DESCRIPTION:

This is a request for a Project Development Plan to consist of a 27,455 square foot, 4-story, mixed use project with 34 residential units above commercial/retail space on the main level. The site is located on the northeast corner of College Avenue and Locust Street across from Colorado State University. The building will be divided as follows: Main level- commercial/retail space and lobby for residential units; Second Level - (7) studio/1 bedroom units and (5) 2-bedroom units; Third Level- (7) studio/1 bedroom units and (5) 2-bedroom units; Fourth Level – (6) studio/1-bedroom units and (4) 2-bedroom units. The main level has 27 surface parking spaces partially covered by the building. The site is located in the (CC) Community Commercial Zone District.

RECOMMENDATION: Staff recommends approval, with conditions, of College Eight Thirty, PDP150019.

EXECUTIVE SUMMARY:

Staff finds the proposed College Eight Thirty Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan/Final Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

- The Modification of Standard to Section 3.2.1(E)(5) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted diverges from the standard in a nominal, inconsequential way.
- The Modification of Standard to Section 3.2.2(L)(2) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted diverges from the standard in a nominal, inconsequential way.
- The Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards, if the Modification of Standard to Sections 3.2.1(E)(5) and 3.2.2(L)(2) are approved and if the applicant can gain approval for their emergency access plan from Poudre Fire Authority to meet the standards of Section 3.6.6.
- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.18 Community Commercial (CC) of Article 4 – Districts.

COMMENTS:

1. Background

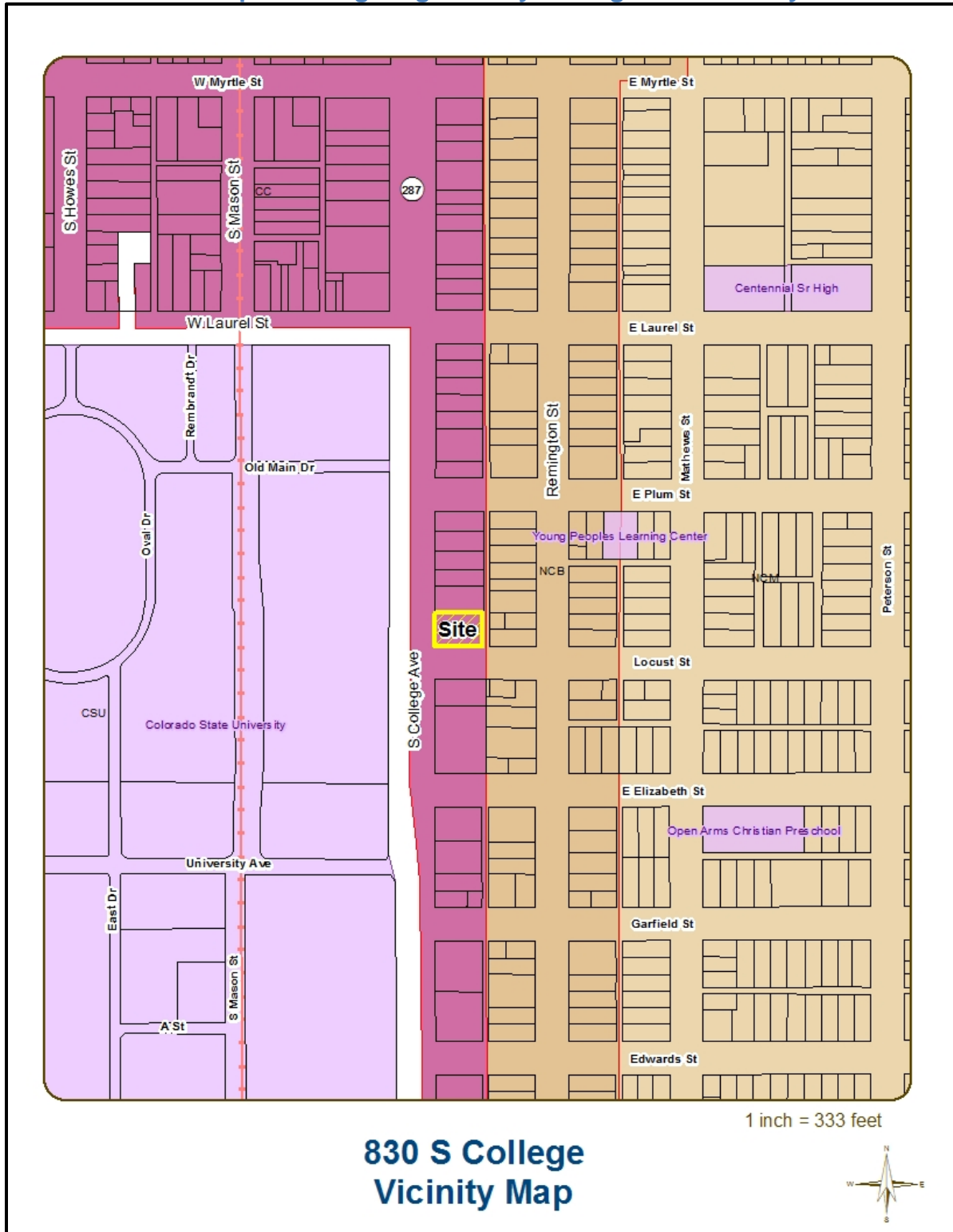
The property was part of the Original Town Site Annex on January 16, 1873. The property was platted as Lot 6, Block 128 as indicated on the Fort Collins 1873 Map. The site has operated as a gas station since 1962. In 1973, the site added a small grocery store and converted to a self-service gas station. Along with the new grocery store, a second commercial building was built in 1973 along the alley addressed as 100 Locust St. 100 Locust St last operated as a hair salon.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Community Commercial (CC)	Commercial, retail, restaurant, office, single-family detached residential
South	Community Commercial (CC)	Multi-family residential, hotel, restaurant, retail, limited indoor recreation
East	Neighborhood Conservation – Buffer (NCB) and Neighborhood Conservation – Medium Density (NCM)	Single-family detached residential
West	Colorado State University	Colorado State University main campus

Below is a zoning and site vicinity map.

Map 1: College Eight Thirty Zoning & Site Vicinity



2. **Compliance with Section 2.8.2(H) of the Land Use Code - Modification of Standards**

Modification #1 Description:

The applicant requests a Modification to Section 3.2.1(E)(5) – *Parking Lot Interior Landscaping* to provide less than 6% of the interior space of the parking lot as landscaping.

Land Use Code Standard Proposed to be Modified (areas underlined and bolded for emphasis):

Land Use Code 3.2.1(E)(5):

As required in Section 3.2.2(M)(1) Access, Circulation and Parking, **six (6) percent of the interior space of all parking lots with less than one hundred (100) spaces**, and ten (10) percent of the interior space of all parking lots with one hundred (100) spaces or more **shall be landscape areas**.

Land Use Code Modification Criteria:

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

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

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship

upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

Summary of Applicant's Justification:

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 4 (proposal submitted diverges from the standard in a nominal, inconsequential way):

Applicant's Justification Modification #1:

- *Not providing the required landscaping coverage will not be detrimental to the public good. A small planting island of 30 square feet is designed in the exposed area of the parking lot. This planting area is adjacent to the trash enclosure and will provide some level of screening.*
- *A vine screen with vine planting will be installed on the north side of the property and will serve to add some level of vegetation and screening to the project.*
- *The streetscape along College Avenue will be enhanced with foundation planting, a small outdoor seating area and innovative water quality planters. The project creates an enhanced streetscape, with a combination of quality materials, landscaping and design.*

Staff Finding:

Staff finds that the request for a Modification of Standard to Section 3.2.1(E)(5) is justified by the applicable standards in 2.8.2(H)(4).

- A. The granting of the Modification would not be detrimental to the public good
- B. The project design satisfies 2.8.2(H)(4): *the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Staff finds that the proposed plan diverges from the standard in a nominal and inconsequential way. Most of the parking area is covered by the proposed building, which makes providing interior landscaping infeasible due to the lack of access to sunlight. The remainder of the parking area that is not covered by the building is roughly 2,150 square feet. To meet this code requirement, the parking area would need to have a minimum of 129 square feet of landscaping. The proposed landscape plan shows a landscape island that contains 30 square feet of landscaping. The purpose of the interior landscaping standard is to provide shading and improve the aesthetic quality of the parking lot. For much of the year, the building will shade the parking area (Attachment 4). The proposed landscaping on the interior and perimeter of the parking lot will enhance the aesthetics of the parking lot. The addition of 100 square feet of landscaping to the interior of the parking lot would not result in a substantial benefit to the development as a whole. Staff, therefore, concludes that this modification request is justified as the reduction in required interior parking lot landscaping is inconsequential from the context of the overall development.

Modification #2 Description:

The applicant requests a Modification to Section 3.2.2(L)(2) – *Parking Stall Dimensions – Compact Vehicle Spaces in Long-term Parking Lots and Parking Structures* to provide compact stalls in excess of the 40% allowed.

Land Use Code Standard Proposed to be Modified (areas underlined and bolded for emphasis):

Land Use Code 3.2.2(L)(2):

*Those areas of a parking lot or parking structure that are approved as long-term parking have the option to include compact parking stalls. **Such approved long-term parking areas may have up to forty (40) percent compact car stalls using the compact vehicle dimensions set forth in Table B,** except when no minimum parking is required for a use pursuant to subsection 3.2.2(K), in which event the number of compact car stalls allowed may be greater than forty (40) percent. No compact spaces shall be designated as handicap parking spaces.*

Summary of Applicant's Justification:

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 4 (proposal submitted diverges from the standard in a nominal, inconsequential way):

Applicant's Justification for Modification #2:

- *The project is within the TOD overlay zone, where a lesser reliance on personal vehicles is anticipated, making these spaces generally longer term in nature, reducing vehicle conflict within the parking lot.*
- *The project brings an additional twelve on-street parking spaces to Locust Street, complementing the provided on-site parking and allowing for slightly lower pressure on the on-site parking.*
- *The project is geared towards housing for students and young professionals, with whom smaller dimension vehicles are more typical.*

Staff Finding:

Staff finds that the request for a Modification of Standard to section 3.2.2(L)(2) is justified by the applicable standards in 2.8.2(H)(4).

- A. The granting of the Modification would not be detrimental to the public good
- B. *The project design satisfies 2.8.2(H)(4): the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Staff finds that the proposed plan diverges from the standards in an inconsequential way. The purpose of the code standard is to provide a sufficient number of parking spaces for large vehicles. As such, the Land Use Code the number of allowed compact spaces to 40% of all parking stalls. 13 of the proposed 27 spaces are shown as compact spaces, which is 48% of the parking stalls shown (Attachment 4). To meet the code requirement, the site can only contain 10 compact parking spaces if the overall number of parking spaces remains unchanged.

All of the compact spaces are located on the northernmost section of the parking area. By providing compact stalls for the entire north side of the parking lot, the parking area retains a 24 foot-wide drive aisle. A 24 foot-wide drive aisle ensures cars can safely pass one another and maneuver in the parking area. 24 feet is also the minimum two-way drive aisle width allowed per Land Use Code Section 3.2.2(L). By meeting the minimum parking stall dimensions outlined in the Land Use Code (9' wide by 19' deep) the drive aisle would only be 20 feet wide, which would require a modification. Staff would not support a modification to the drive aisle width since a 20' wide drive aisle would create safety issues that could not be mitigated. Staff would also not support a modification to the drive aisle width

even if the applicant proposed changing three of the stalls to standard parking stalls since a portion of the drive aisle would not meet the minimum requirements outlined in the Land Use Code.

Exceeding the maximum number of allowed compact parking stalls also allows the developer to provide additional parking spaces. The length of the proposed parking area on the north edge of the property is 108'-6". The maximum number of standard parking stalls that could fit in 108'-6" is 12 spaces. The site plan shows three structural supports in the site plan that take up a total of 7'-6" feet in width, which means the available width for parking stalls is actually 101'. This means only 11 standard parking stalls could fit within that area of the parking lot. A net loss of two parking spaces would mean that the development would not meet the minimum parking required while taking advantage of two parking exemptions (transit passes for each resident and existing building exemption for the commercial parking requirement). Staff would not support a modification request to the overall number of parking spaces required since the development will already be allowed the aforementioned exemptions to reduce their minimum parking required.

Staff concludes that the modification request is justified as the requested increase to the amount of compact parking stalls is inconsequential in the context of the overall development plan. This modification also allows the development to better meet other Land Use Code standards for drive aisle width and overall number of parking spaces.

3. Compliance with Article 3 of the Land Use Code – General Development Standards:

The project complies with all applicable General Development Standards as follows:

A. *Section 3.2.1(D)(2) - Tree Planting Standards - Street Trees*

The Land Use Code requires canopy shade trees to be planted at 30'-40' spacing in the center of parkway areas where the sidewalk is detached from the street. The proposed trees are canopy shade trees and are shown with appropriate spacing along both College Avenue and Locust Street.

B. *Section 3.2.1(E)(3) – Water Conservation*

All proposed landscaping should be designed to incorporate water conservation materials and techniques. The annual water use should not exceed 15 gallons/square foot over the site. The proposed landscaping uses low water use plants and has an overall annual water budget of 7.33 gallons/square foot.

C. *Section 3.2.1(E)(4) - Parking Lot Perimeter Landscaping*

Parking lots with six or more spaces must be screened from abutting uses and the street through fences or walls in combination with plant material. The building provides screening from the parking area to abutting uses and the street along College Avenue supplemented by planting beds that contain an assortment of shrubs, ornamental grasses, and perennials to enhance the appearance of the building from the street. Along the northern property line, the landscape plan shows vine plantings running the length of the property to provide screening. The proposed combination of building walls and landscaping meets this code standard.

D. *Section 3.2.1(F) – Tree Protection and Replacement*

To the extent feasible, existing significant trees should be preserved. All of the existing significant trees are shown as being retained on the landscape plan.

E. *Section 3.2.2(C)(4)(b) - Bicycle Parking Space Requirements*

For multi-family residential, one bike parking space is required per bedroom with at least 60% provided in an enclosed space. For retail uses, one bike parking space is required per 4,000 square feet with a minimum of four spaces. 20% of the bike parking spaces provided by commercial uses must be in an enclosed space. Since there will be 48 bedrooms and the retail use will be smaller than 16,000 square feet, the development must provide at least 52 bike parking spaces. The proposal calls for 53 bike parking spaces with 32 in enclosed locations (60%) and 21 (40%) on fixed bike racks, which meets this code standard.

F. Section 3.2.2(C)(5) - *Walkways*

Walkways must be provided to link sidewalks with building entries through parking lots. These walkways must also provide direct connections to off-site pedestrian and bicycle destinations. The proposed walkways connect all of the entrances to the building to the sidewalks along College Avenue and Locust Street. The walkways also allow pedestrians to navigate the site while avoiding drive aisles.

G. Section 3.2.2(D)(1) – *Access and Parking Lot Requirements - Pedestrian/Vehicle Separation*

To the maximum extent feasible, pedestrians and vehicles shall be separated through provisions of a sidewalk or walkway. The site complies with this standard by providing an extensive sidewalk network around the building. The sidewalk is separated from vehicle use areas by a curb.

H. Section 3.2.2(E) - *Parking Lot Layout*

The proposed parking lot layout is consistent with requirements of the Land Use Code in regards to circulation routes, orientation, and points of conflict.

I. Section 3.2.2(J) - *Setbacks*

The proposed parking lot is setback further than the 10-foot minimum from non-arterial streets and 5-foot minimum along a lot line required per the Land Use Code.

J. Section 3.2.2(K) – *Off-Street Parking Requirements*

The site plan shows 27 parking spaces to serve the proposed development. Based on the standards for multi-family developments in the Transit Oriented Development Overlay Zone and commercial parking requirements, the minimum amount of parking for this development is 35 spaces.

Table 1 - Parking Requirements

	Min. Parking	Max. Parking	Parking Provided
Units with one bedroom or less	15 spaces (20 units * .75)	18 spaces (115% of min.)	14
Units with two bedrooms	14 spaces (14 units * 1)	17 spaces (115% of min.)	13
Retail (2,573 sq. ft.)	6 spaces (2/1,000 sq. ft.)	11 spaces (4/1,000 sq. ft.)	0

This project meets the minimum off-street parking requirements by fulfilling one alternative compliance measure for the residential portion and through a parking exemption for the commercial portion. Land Use Code Section 3.2.2(K)(1)(a)(1)(a) outlines various alternative measures to reduce the amount of parking required for projects containing multi-family residential uses. One of the approved methods for alternative compliance is providing each tenant with a free transit pass, which results in a 10% reduction for the minimum amount of parking required for the residential component of this project. With 29 spaces required, a 10% reduction results in 27 parking spaces required (26.1 rounded up to the nearest whole space).

This project is also eligible for an exemption to the minimum parking requirement for the retail portion of the project. Land Use Code section 3.2.2(K)(2)(b) states (bold and underline applied for emphasis):

*Existing Buildings Exemption: Change in use of an existing building shall be exempt from minimum parking requirements. For the expansion or enlargement of an existing building which does not result in the material increase of the building by more than twenty-five (25) percent, but not to exceed five thousand (5,000) square feet in the aggregate, shall be exempt from minimum parking requirements. **For the redevelopment of a property which includes the demolition of existing buildings, the minimum parking requirement shall be applied to the net increase in the square footage of new buildings.***

The existing convenience store located on-site is 3,439 square feet. The new non-residential component is proposed to be 2,573 square feet.

Since there is no net increase in the square footage of the non-residential area, then this project is exempt from the minimum parking requirements for the non-residential portion of the project.

With the aforementioned alternative compliance measures and parking exemption, the total minimum parking required is 27 spaces. The site plan shows 27 parking spaces, which meets the minimum.

K. *Section 3.2.2(K)(5) - Handicap Parking*

Parking lots with 26-50 parking spaces are required to provide two handicap parking spaces. The site plan shows two handicap parking spaces alongside the alley, which is in close proximity to entrances on the north, south, and east sides of the building.

L. *Section 3.2.3 - Solar access, orientation, shading*

All developments must be designed to accommodate active and/or passive solar installations and must not deny adjacent properties access to sunshine. The proposed building is designed and located to minimize the casting of shadows on adjacent properties and could accommodate future active and/or passive solar installations.

M. *Section 3.2.4 - Site Lighting*

The proposed lighting plan is consistent with the requirements of the Land Use Code in regards to the general standard, lighting levels and design standards.

N. *Section 3.2.5 - Trash and Recycling Enclosures*

Trash and recycling enclosures must be provided in locations abutting refuse collection or storage areas, shall be designed to allow walk-in access without having to open the main service gate, shall be screened from public view and shall be constructed on a concrete pad. The proposed trash and recycling enclosure abuts a storage area, allows walk-in access without having to open the main service gate, is screened from public view and is built on a concrete pad.

O. *Section 3.5.1 - Building and Project Compatibility*

The proposed plan is consistent with the requirements of the Land Use Code in regards to building and project compatibility including building size, height, bulk, mass, scale, mechanical equipment screening and operational/physical compatibility.

Size, Height, Bulk, Mass and Scale

The projects adjacent to College Eight Thirty include commercial buildings ranging between one and two stories to the north, a neighborhood to the east and south consisting predominantly of one- and two-story single-family homes, a 3-½ story apartment build to the south, and the CSU campus to the west. Given the variety of buildings surrounding the site, the proposed building makes many gestures to recognize this eclectic context.

The proposed building will be of a similar height and scale to the commercial buildings to the north and the apartment building to the south. To mitigate the size of the building that abuts the neighborhood to the east, the building steps down in height from four stories to three stories. The building also employs a variety of materials to break the building into smaller modules and reduce the perceived overall bulk and scale of the building.

Outdoor Storage Areas/Mechanical Equipment

The proposed plan is consistent with the requirements of the Land Use Code in regards to the location of outdoor storage, screening of storage areas, and screening of rooftop mechanical equipment from public view.

Operational/Physical Compatibility

The proposed plan is consistent with the requirements of the Land Use Code in regards to hours of operation, placement of trash receptacles and location and number of off-street parking spaces.

P. *Section 3.5.3(C)(1) - Orientation to a Connecting Walkway*

At least one main entrance of the building shall face and open directly onto a connecting walkway with pedestrian frontage. All of the primary entrances on the west and south sides of the building open directly onto sidewalks along College Avenue and Locust Street. The entrances on the

north and east sides of the building open onto a walkway that directly connects to the sidewalks along College Avenue and Locust Street.

Q. *Section 3.5.3(C)(2) – Orientation to Build-to Lines for Streetfront Buildings*

Buildings shall be no more than 15 feet from the right-of-way if the street is smaller than a full arterial. Buildings adjoining streets that are larger than two-lane arterials shall be located at least 10 feet but no more than 25 feet behind the street right-of-way. The proposed building is 11'-3" behind the right-of-way along College Avenue (four lane arterial) and 6" behind the right-of-way along Locust Street (local street).

R. *Section 3.5.3(D) - Variation in Massing*

The proposed building is consistent with the requirements of the Land Use Code in regards to horizontal massing and changes in massing being related to entrances, the integral structure and interior spaces of the building. No horizontal plane exceeds a 1:3 height-width ratio. The changes in massing also relate to building features such as doors and windows, which are integral to the interior spaces of the building.

S. *Section 3.5.3(E) - Character and Image*

The proposed building is consistent with the relevant requirements of this Land Use Code section including façade treatments, entrances, and base and top treatments. All walls break up their mass with windows, change in materials and fenestration pattern to provide a human scale. Each entrance to the building is clearly defined by steel lintels. Soldier and rowlock course brick and steel lintels on the first story define a clear base of the building. Varied roof forms and a rowlock cap define a clear top of the building. The materials used in different sections of the building reflect the character of the building's surroundings. Along the east and north elevations the building uses lap siding to match the character of the neighborhoods surrounding the project. The brick window detailing, soldier course brick band on the first story, and pitched roofs relate to the architectural details of the apartment building to the south and many of the homes to the east.

T. *Section 3.6.6 – Emergency Access*

The location and the overall size of the building put the building out of general fire access and aerial fire access. The applicant has worked with Poudre Fire Authority (PFA) to design the building in such a way to meet PFA's alternative compliance measures for emergency access. PFA has not yet approved these alternative compliance measures, which means this code requirement has yet to be satisfied. Since this proposal has not yet satisfied this code provision, staff recommends conditioning approval of the project upon compliance with PFA's standards.

U. *Section 3.10.3 – Site Planning*

The proposal meets all relevant standards in Section 3.10.3 including the building's orientation to streets and connecting walkways, and the integration of seating features for the use of residents and patrons.

V. *Section 3.10.4 – Streetscape and Pedestrian Connections*

The proposal meets all relevant standards in Section 3.10.4 including streetscape improvements that include landscaping and seating areas, and off-street parking located behind the building.

W. *Section 3.10.5 – Character and Image*

This proposal meets all relevant standards in Section 3.10.5 for the reasons referenced in the discussion for code Sections 3.5.1 and 3.5.3 (items O-S of section 3 of this staff report).

4. **Compliance with Article 4 of the Land Use Code – Community Commercial (CC), Division 4.18:**

The project complies with all applicable Article 4 standards as follows:

A. *Section 4.18(B)(2)(a) – Permitted Uses*

The proposed use, mixed-use dwellings, is permitted in the Community Commercial zone district and is consistent with the district's intent to provide a mix of residential and non-residential uses in a multi-story building.

B. *Section 4.18(E)(1)(a) – Building Orientation*

The proposed building is oriented to College Ave. and Locust St. The proposed commercial space has a front door leading directly onto the sidewalk on Locust St., which satisfies this code requirement.

C. *Section 4.18(E)(2)(d) – Building Height*

All buildings in the Community Commercial zone shall be at least 20 feet tall but limited to five stories in height. The proposed building is four stories in height with a portion of the building stepping down to three stories.

5. Recommendation from Landmark Preservation Commission

Since this project borders the Laurel School Historic District, this proposal went to the Landmark Preservation Commission for a final recommendation on November 18th, 2015. The members of the Landmark Preservation Commission voted 7-0 to recommend approval of the College Eight Thirty PDP (Attachment 4). Committee members noted the flat roofs and fenestration pattern acknowledged the neighborhood context and that the project is a good combination of new architectural form while respecting the older architecture of its surroundings.

6. Findings of Fact/Conclusion:

In evaluating the request for the College Eight Thirty Project Development Plan, Staff makes the following findings of fact:

- A. The Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Modification of Standard to Section 3.2.1(E)(5) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted diverges from the standard in a nominal, inconsequential way.
- C. The Modification of Standard to Section 3.2.2(L)(2) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification

would not be detrimental to the public good and the proposal submitted diverges from the standard in a nominal, inconsequential way.

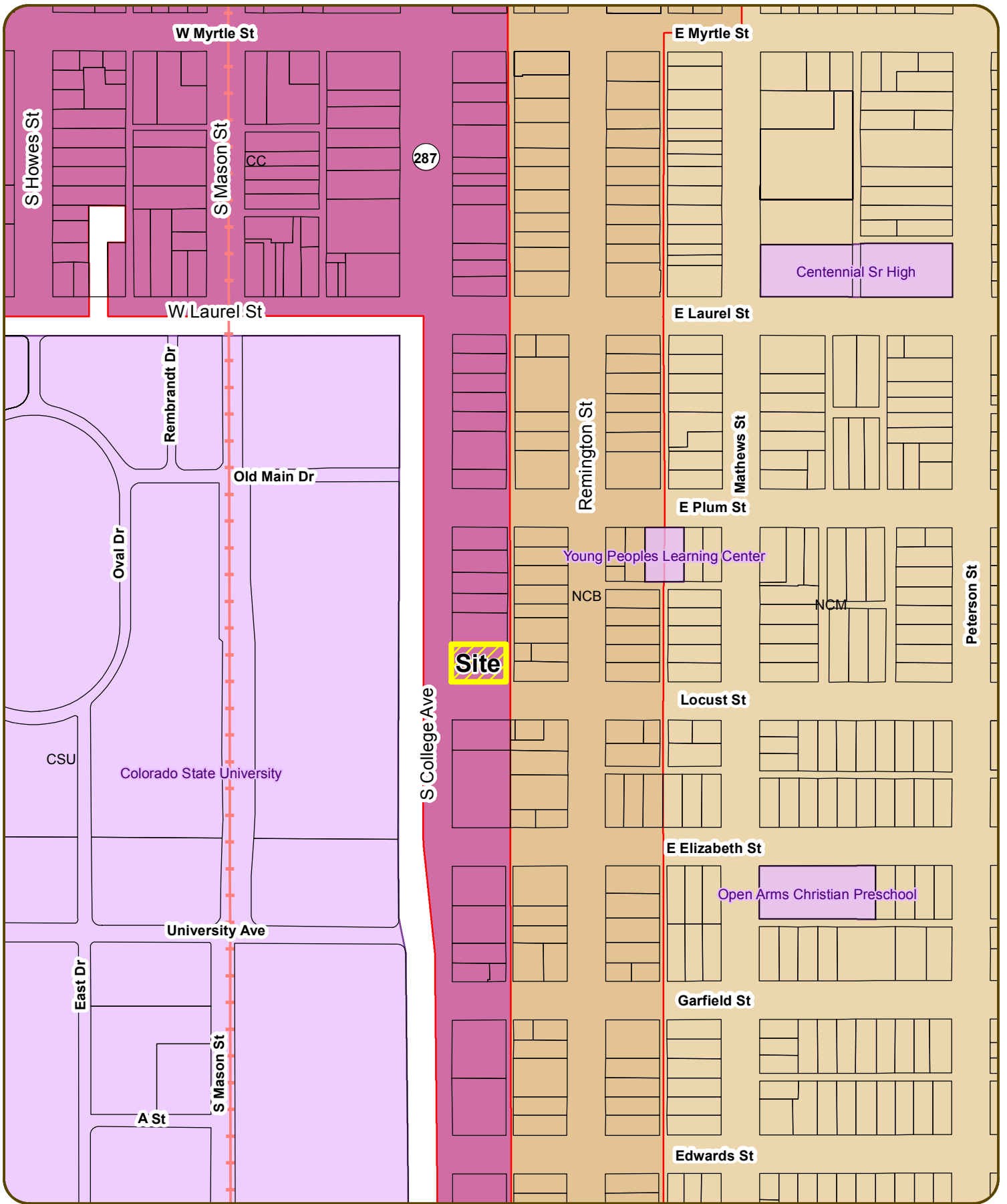
- D. The Project Development Plan/Final Plan complies with relevant standards located in Article 3 – General Development Standards with the exception of section 3.6.6 dealing with emergency access.
- E. The Project Development Plan/Final Plan complies with relevant standards located in Division 4.18 Community Commercial (CC) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the College Eight Thirty, PDP150019 with the condition that the applicant gain approval from the Poudre Fire Authority for their emergency access plan.

ATTACHMENTS:

1. Zoning & Site Vicinity Map
2. Applicant's Modification of Standard Requests
3. College Eight Thirty Planning Document Set (Site Plan, Landscape Plan, Elevations, Shadow Analysis & Photometric Plan)
4. Findings of Fact for College Eight Thirty from the Landmark Preservation Commission



1 inch = 333 feet

830 S College Vicinity Map



Request for Modification – Section 3.2.2(M)(1) – Interior Landscaping (Parking Lot)
College Eight Thirty
11/10/2015

This narrative requests that the decision maker approve a modification of the interior landscaping within a parking area – which the landscape area would be less than 6%.

Please see the text of Section 3.2.2(M)(1) below:

(M) Landscaping. The following minimum standards shall apply to all parking lot landscaping plans:

(1) Landscaping Coverage. At least six (6) percent of the interior space of any parking lot containing at least one thousand eight hundred (1800) square feet and containing not less than six (6) or more than one hundred (100) spaces, and ten (10) percent of the interior space of any parking lot with more than one hundred (100) spaces, shall be devoted to landscaping meeting the standards set forth in this Division. See Figure 1 at Section 3.2.1(E).

Explanation of need for modification:

As an infill site, the project is spatially constrained and providing the requisite percentage of landscape planting is a difficult task without losing a parking stall in the open parking area. This would lead to a deficient parking count for the project.

Justification for modification

Not providing the required landscaping coverage will not be detrimental to the public good. A small planting island of 30 sf. is designed in the exposed area of the parking lot. This planting area is adjacent to the trash enclosure and will provide some level of screening.

A vine screen with vine planting will be installed on the north side of the property and will serve to add some level of vegetation and screening to the project.

The streetscape along College Avenue will be enhanced with foundation planting, a small outdoor seating area and innovative water quality planters. The project creates an enhanced streetscape, with a combination of quality materials, landscaping and design.

The modification requested is based on a modification of standard that does not diverge from the standard except in a nominal and inconsequential way.

LUC Sec. 2.8.2(H)(4) – **Nominal and inconsequential divergence from the standard.**

Not providing the required amount of parking lot landscape is a nominal and inconsequential change when considered from the perspective of the entire development plan. The proposed plan design activates the College Avenue frontage and creates a more welcoming environment for pedestrians walking along the street. The reduced amount of parking lot screening is an

Request for Modification – Section 3.2.2(M)(1) – Interior Landscaping (Parking Lot)

College Eight Thirty

11/10/2015

inconsequential part of the site plan, given that there is a small planting area provided in the parking lot and a vine screen along the north property line. The plan, with the requested modification, continues to advance the following purposes of the LUC: innovative land development and development of vacant properties in established areas.

For all the reasons cited above, the Applicant requests a modification of the standard in LUC Section 3.2.2(M)(1) to allow a reduced amount of landscaped area for the parking lot within the project. The Applicant proposes that the modification is not detrimental to the public good, promotes the purposes of the standard at least as well as a plan could comply with the 6% landscaped area requirement, and results in a nominal and inconsequential divergence from the standard.

Request for Modification – Section 3.2.2(L)(2) – Parking Stall Dimensions – Compact vehicles in Long-term Parking Lots and Parking Structures

College Eight Thirty

12/4/2015

This applicant requests a modification of standard to the number of allowable compact vehicle spaces for this project.

LUC Section 3.2.2 (L)(2) - Parking Stall Dimensions – Compact Vehicles Spaces in Long-term Parking Lots and Parking Structures:

Those areas of a parking lot or parking structure that are approved as long-term parking have the option to include compact parking stalls. Such approved long-term parking areas may have up to forty (40) percent compact car stalls using the compact vehicle dimensions set forth in Table B, except when no minimum parking is required for a use pursuant to subsection 3.2.2(K), in which event the number of compact car stalls allowed may be greater than forty (40) percent. No compact spaces shall be designated as handicap parking spaces.

Explanation of need:

As an infill site, the project is spatially constrained and providing the requisite percentage of compact parking is challenged due to the spatial dimensions of the site. Parking bay dimensions are defining the compact parking numbers for this project.

Justification for modification

The total number of provided parking spaces for the project is 27, of which 13 are compact vehicle spaces. The LUC standard allows for 40% (10.8 spaces). The allowable number of compact vehicle spaces will be thereby increased by 2.2 spaces, which amounts to a 20% increase. 48% of all parking spaces are then designated for compact vehicles.

The addition of 2.2 compact vehicle spaces is **nominal and inconsequential** to the overall number of provided parking spaces and the overall project site conditions for the following reasons:

- The project is within the TOD overlay zone, where a lesser reliance on personal vehicles is anticipated, making these spaces generally longer term in nature, reducing vehicle conflict within the parking lot.
- The project brings an additional twelve on-street parking spaces to Locust street, complementing the provided on-site parking and allowing for slightly lower pressure on the on-site parking.
- The project is geared towards housing for students and young professionals, with whom smaller dimension vehicles are more typical.

PROJECT DEVELOPMENT PLAN - SITE SUBMITTAL

COLLEGE EIGHT THIRTY



BEING A REPLAT OF LOT 6, BLOCK 128, CITY OF FORT COLLINS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET INDEX

LS001	COVER
SV101	EXISTING SITE CONDITIONS
LS101	SITE TABLE AND NOTES
LS102	OVERALL SITE PLAN
LS501	SITE DETAILS

PLANNING CERTIFICATE

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) _____ DATE _____

OWNER (SIGNED) _____ DATE _____

(STATE OF _____)
(COUNTY OF _____) SS

SUBSCRIBED AND SWORN TO BE BEFORE THIS _____ DAY OF _____ 20____, BY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

ADDRESS _____

MY COMMISSION EXPIRES _____

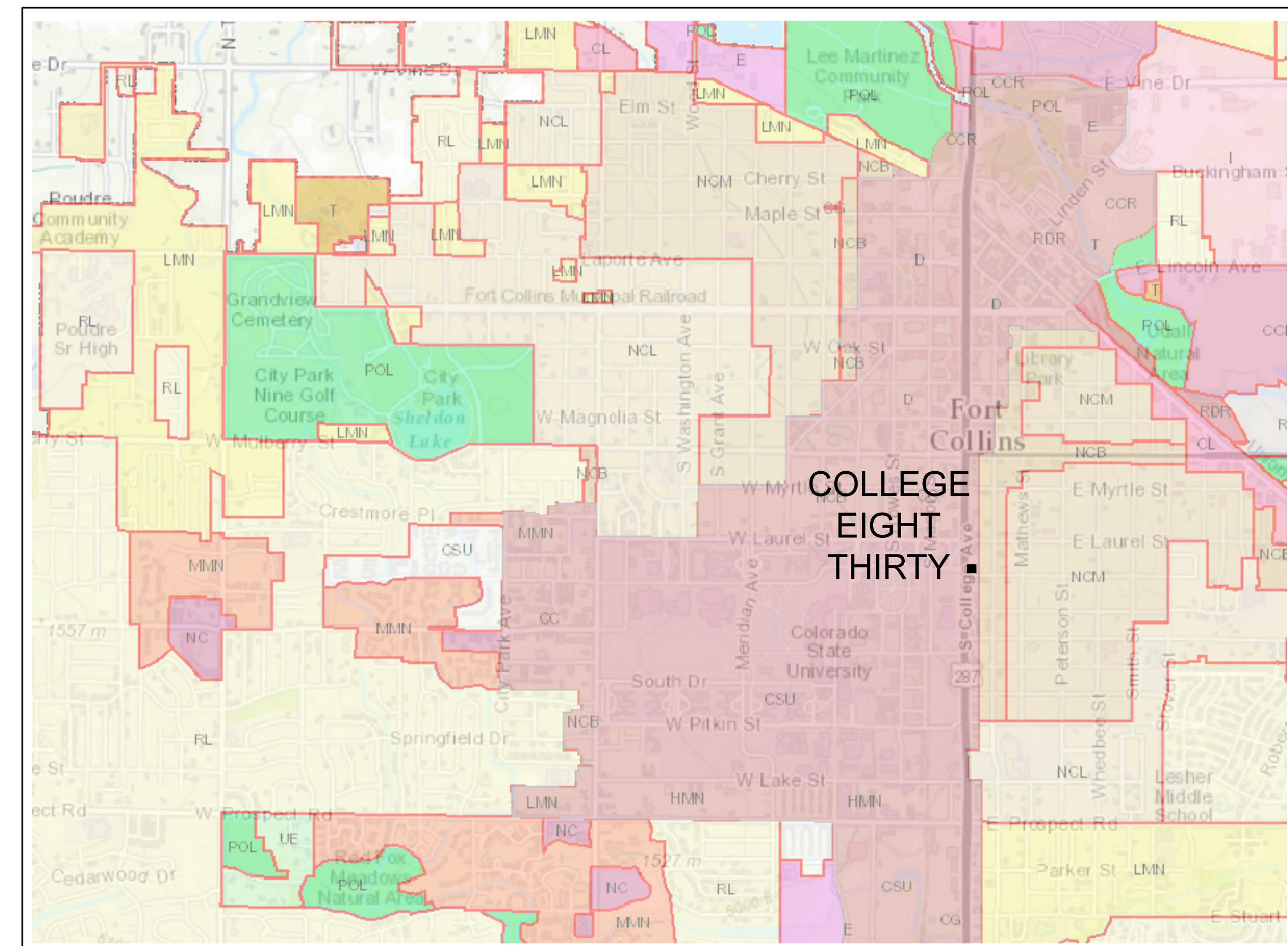
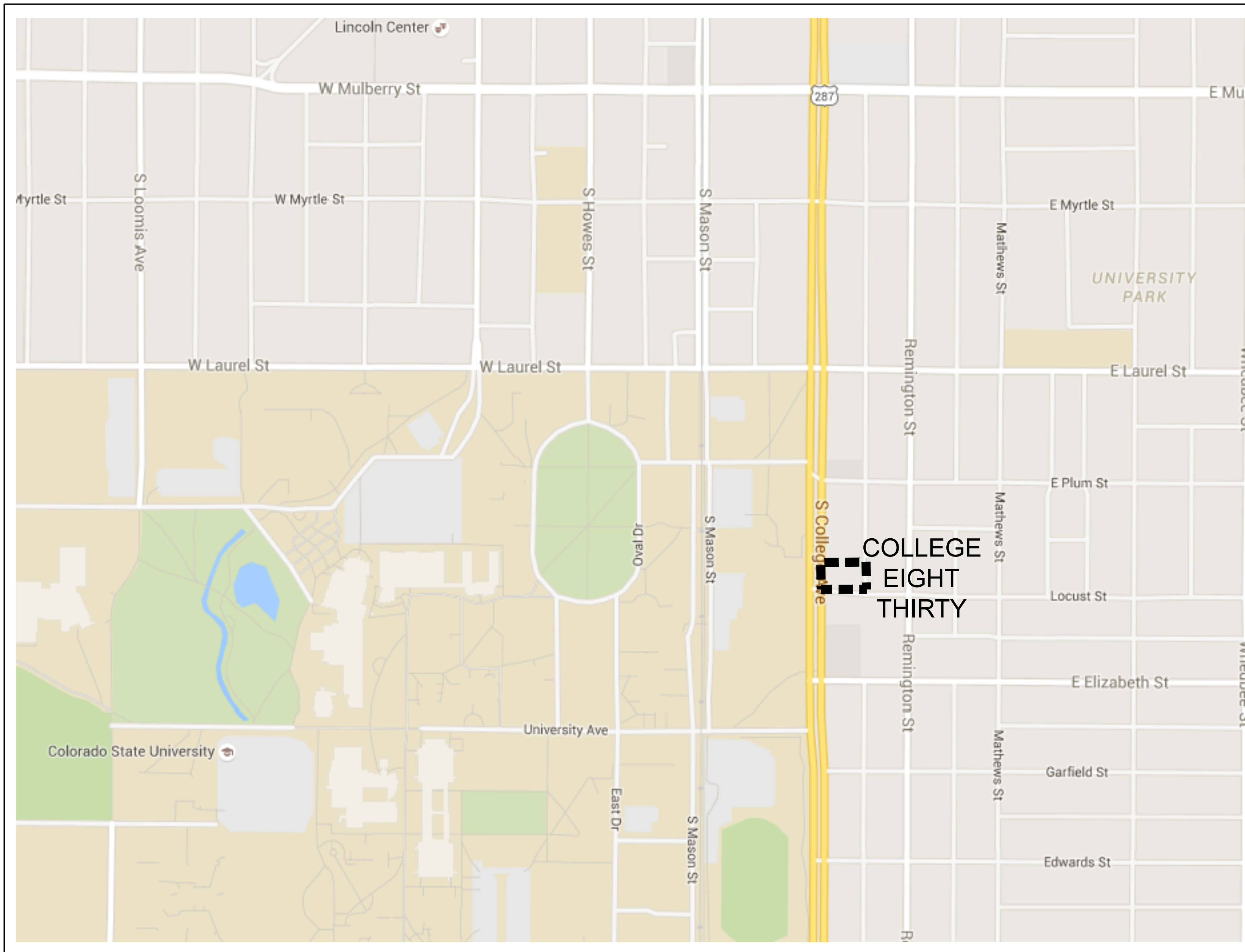
PLANNING APPROVAL

APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES (CDNS) OF THE CITY OF FORT COLLINS, COLORADO, THIS _____ OF _____, 2014.

DIRECTOR OF CDNS _____

712 WHALERS WAY SUITE, B-100
FORT COLLINS, CO 80525
(970) 223-1820
www.aller-ingle-massey.com

COLLEGE EIGHT THIRTY
SCHRADER DEVELOPMENT
830 S. COLLEGE AVE. FORT COLLINS, CO.

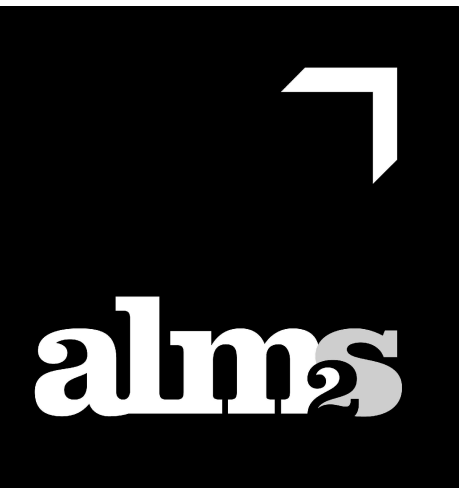


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PROJECT DATE DRAWN	1525 12/08/2015 DD	
COVER		

LS001



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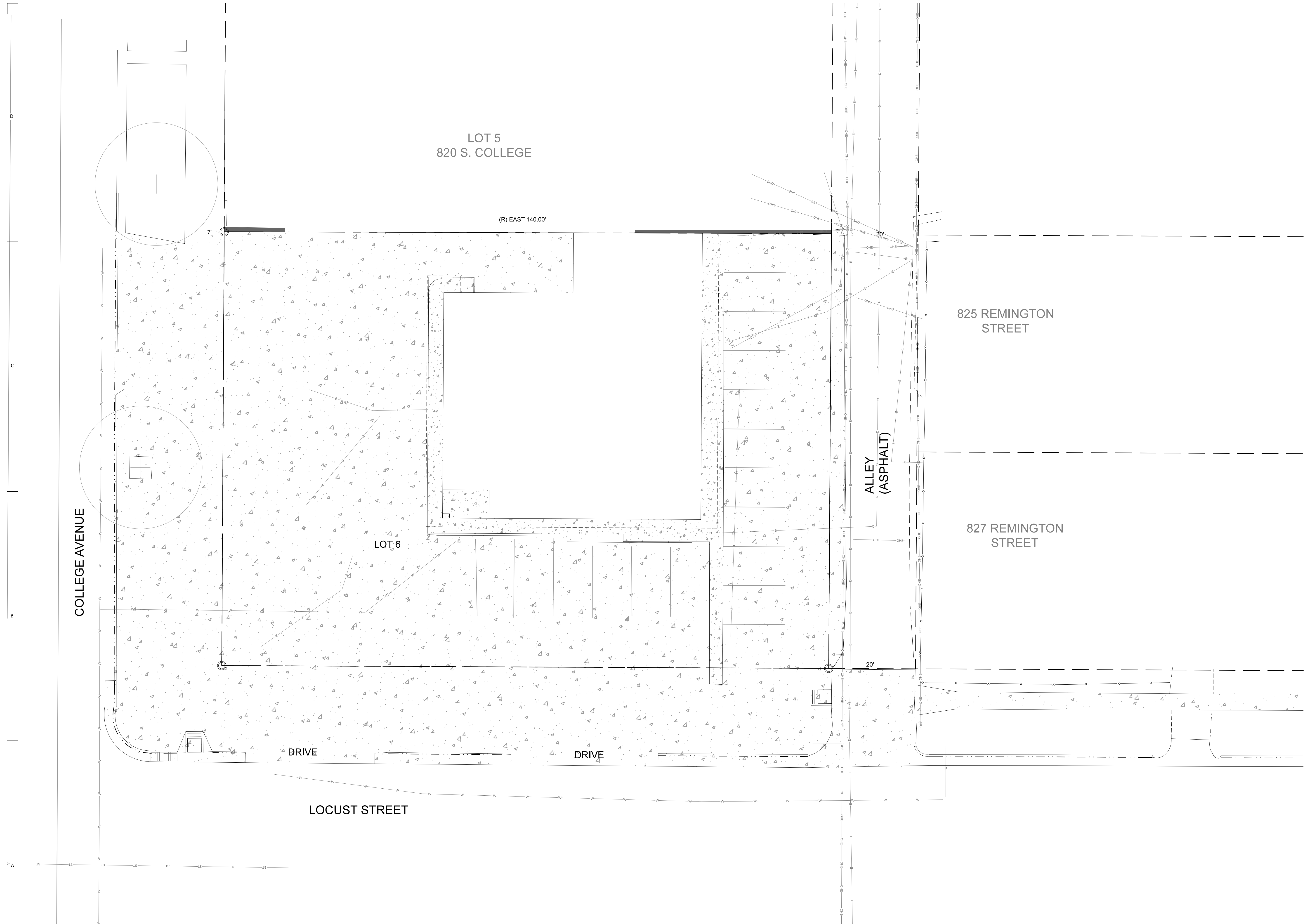
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PROJECT	1525	
DATE	12/08/2015	
DRAWN	DD	

EXISTING SITE
CONDITIONS

SV101



A

EXISTING SITE CONDITIONS

5

4

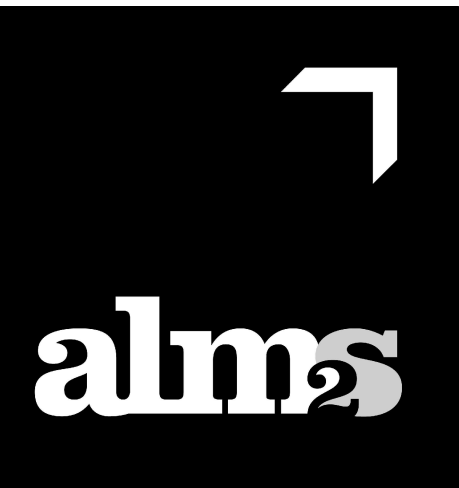
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NO	ISSUE	DATE
PROJECT		1525
DATE		12/08/2015
DRAWN		DD

SITE TABLE AND NOTES

LS101

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SITE PLAN NOTES:

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED WITH THE DEVELOPMENT SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS. ALL LIGHTING FIXTURES PROVIDED WITH THE DEVELOPMENT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THESE FINAL PLANS AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED POUDDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- 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.
- REFER TO CIVIL SHEETS FOR ALL EASEMENTS VACATIONS AND DEDICATIONS.

COMMERCIAL/RETAIL SPACE:

2,436 S.F OF LEASABLE SPACE

BASED ON LUC 3.2.2(K)(2)(B):

EXISTING BUILDINGS EXEMPTION: CHANGE IN USE OF AN EXISTING BUILDING SHALL BE EXEMPT FROM MINIMUM PARKING REQUIREMENTS. FOR THE EXPANSION OR ENLARGEMENT OF AN EXISTING BUILDING WHICH DOES NOT RESULT IN THE MATERIAL INCREASE OF THE BUILDING BY MORE THAN TWENTY-FIVE (25) PERCENT, BUT NOT TO EXCEED FIVE THOUSAND (5,000) SQUARE FEET IN THE AGGREGATE, SHALL BE EXEMPT FROM MINIMUM PARKING REQUIREMENTS. FOR THE REDEVELOPMENT OF A PROPERTY WHICH INCLUDES THE DEMOLITION OF EXISTING BUILDINGS, THE MINIMUM PARKING REQUIREMENT SHALL BE APPLIED TO THE NET INCREASE IN THE SQUARE FOOTAGE OF NEW BUILDINGS.

OUR RATIONALE BASED ON LUC 3.2.2(K)(2)(B):

THE EXISTING C-STORE AND RELATED RETAIL BUILDING ON SITE CURRENTLY IS 3,439 S.F. THE PROPOSED AREA OF COMMERCIAL/RETAIL USE IS 2,436 S.F. SINCE THE PROPOSED COMMERCIAL/RETAIL S.F. AREA IS LESS THAN THE EXISTING BUILDING USE ON SITE AND THERE IS NO NET INCREASE IN SQUARE FOOTAGE WITH THE NEW BUILDING, THIS PROJECT WOULD BE EXEMPT FROM MINIMUM PARKING REQUIREMENTS. IN ADDITION TO THIS, THIS PROJECT IS PROVIDING AN ADDITIONAL 12 ON-STREET PARKING SPACES ON LOCUST THAT DO NOT CURRENTLY EXIST.

RESIDENTIAL UNITS:

UNIT TYPE PARKING REQUIRED

2ND FLOOR
STUDIO/1 BDRM -(7) 5.25
2 BDRM -(5) 5

3RD FLOOR
STUDIO/1 BDRM -(7) 5.25
2 BDRM -(5) 5

4TH FLOOR
STUDIO/1 BDRM -(6) 4.5
2 BDRM -(4) 4
TOTAL PARKING 29

MINUS (10%) 2.9 (10% DEMAND MITIGATION STRATEGY FOR TRANSIT PASSES FOR EACH TENANT PER LUC 3.2.2(K)(1)(A)(1)(A))
TOTAL PARKING REQ'D. 26.1

GENERAL LAND USE DATA

EXISTING ZONING CC (COMMUNITY COMMERCIAL DISTRICT) – TOD OVERLAY
EXISTING PARCEL SIZE 13,998 SF (.32 AC)
EXISTING LAND USE GAS STATION (COMMERCIAL)
PROPOSED LAND USE MIXED-USE (RESIDENTIAL/COMMERCIAL)

MAXIMUM PROPOSED BUILDING HEIGHT 52'

PROPOSED PROJECT LAND USE DATA

PROPERTY LIMIT IMPROVEMENTS	SITE AREA (AC.)	SITE AREA (S.F)	%TOTAL
BUILDING	.084	3,673	2.5
PARKING AND DRIVEWAY – ASPHALT	.12	5,256	3.8
PARKING AND DRIVEWAY – PERMEABLE PAVER (41.2%)	.05	2,165	1.6
LANDSCAPE AREA (TURF, SHRUB BEDS, SEED)	.015	662	.48
CONCRETE	.04	1,738	1.3

RIGHT-OF-WAY IMPROVEMENTS	SITE AREA (AC.)	SITE AREA (S.F)	%TOTAL
LANDSCAPE AREA (SHRUB BEDS)	.013	601	.41
LANDSCAPE AREA (TURF)	.05	2,504	1.6
CONCRETE SIDEWALK	.06	2,572	1.9

PROPOSED BUILDING FLOOR AREA DATA

NAME	STATUS	AREA(GROSS)	FAR	LAND USE
MIXED USE (COMMERCIAL/REDISIDENTIAL)	NEW	27,455 SF	1.56	MIXED-USE

ON SITE VEHICLE & BICYCLE PARKING DATA

TYPE OF PARKING COMPONENT	COUNT
STANDARD PARKING (9'x17' – 2' OVERHANG)	12
COMPACT PARKING (8'x15')	13 (48%)
ACCESSIBLE PARKING (13'x17' – 2' OVERHANG)	2
TOTAL =	27 (.56 SPACES/BEDROOM)

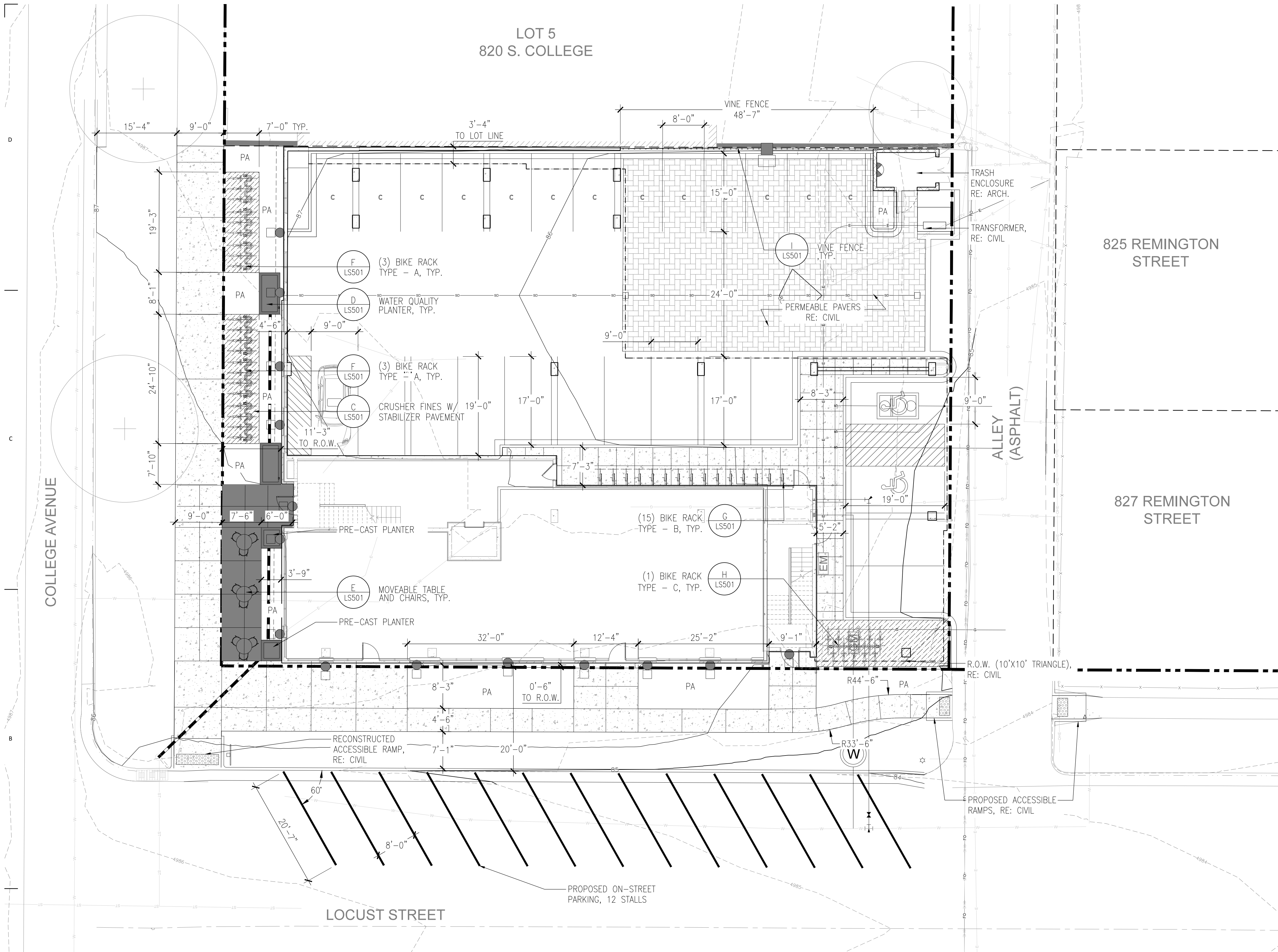
ENCLOSED (COVERED) BIKE PARKING GROUND LEVEL	26
ENCLOSED (COVERED) BIKE PARKING – IN STUDIO UNITS	6
TOTAL ENCLOSED (COVERED) BIKE PARKING	32 (60%)
FIXED BIKE PARKING	21 (40%)
TOTAL =	53

DENSITY CALCULATIONS

GROSS DENSITY
TOTAL DWELLING UNITS = 34
TOTAL GROSS ACREAGE = .32
GROSS DENSITY = 106 UNITS/ACRE

NET DENSITY
TOTAL DWELLING UNITS = 34
TOTAL NET ACREAGE = .32 AC – .09 AC (OPEN PARKING & BIKE PARKING/COMMON AREA) = .23 AC
NET DENSITY = 147.8 UNITS/ACRE

TOTAL OCCUPANCY
TOTAL DWELLING UNITS = 34
STUDIO UNITS = 6
1 BEDROOM UNITS = 14
2 BEDROOM UNITS = 14
TOTAL BUILDING OCCUPANCY (BEDS)= 48



- SITE LEGEND:**
- CONCRETE - STD GRAY
 - COLORED CONCRETE - FLAGSTONE BROWN
 - CRUSHER FINES PAVEMENT W/ STABILIZER
 - PROPERTY BOUNDARY - R.O.W.
 - BIKE RACK - TYPE A (21 SPACES)
 - BIKE RACK - TYPE B (15 SPACES)
 - BIKE RACK - TYPE C (11 SPACES)
 - MOVEABLE CAFE SEATING
 - WATER QUALITY PLANTER
 - PRE-CAST CONCRETE PLANTER
 - EXISTING TREE
 - PA
 - VINE FENCE

- LIGHTING LEGEND:**
- PARKING LOT LIGHTING
 - WALL SCONCE - REFER TO ARCH FOR MORE INFORMATION
 - TRASH ENCLOSURE WALL SCONCE LIGHT

NOTE:
REFER TO LIGHTING PLAN LL101 FOR MORE INFO



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SCHRADER DEVELOPMENT
830 S. COLLEGE AVE. FORT COLLINS, CO.**

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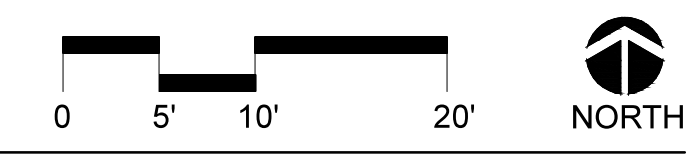
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NO	ISSUE	DATE

PROJECT 1525
DATE 11/10/2015
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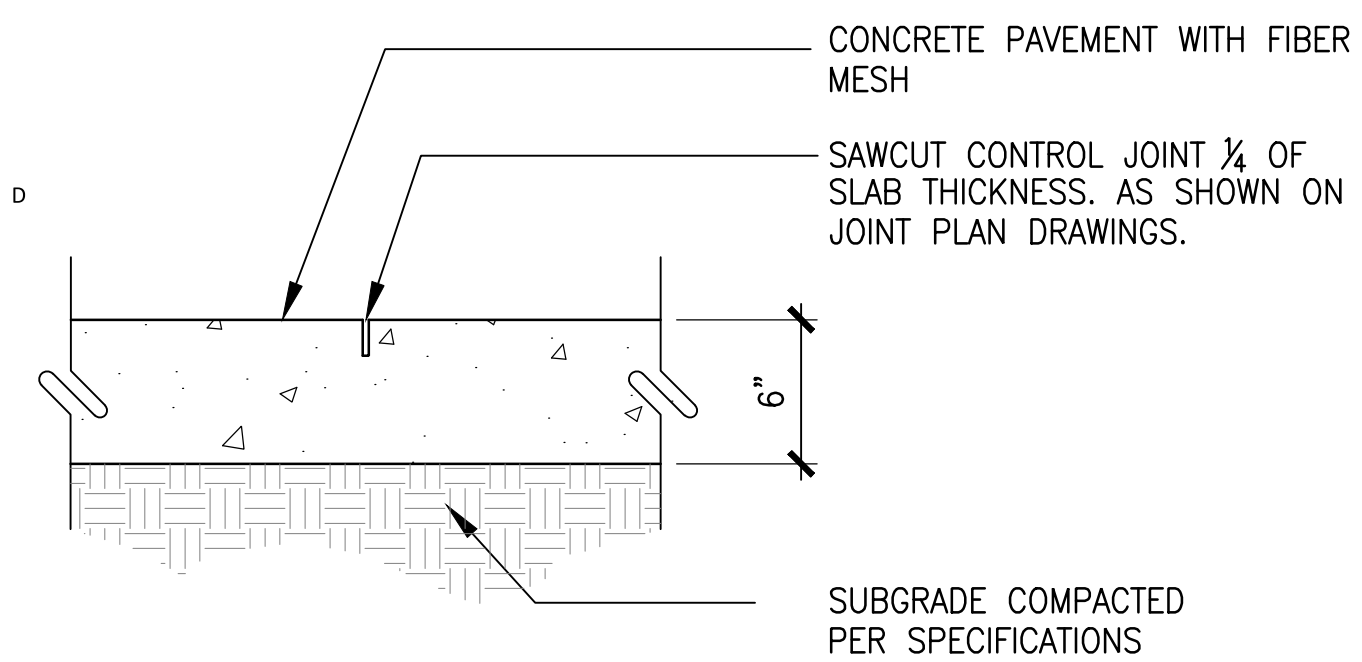
OVERALL SITE PLAN

A OVERALL SITE PLAN



LS102

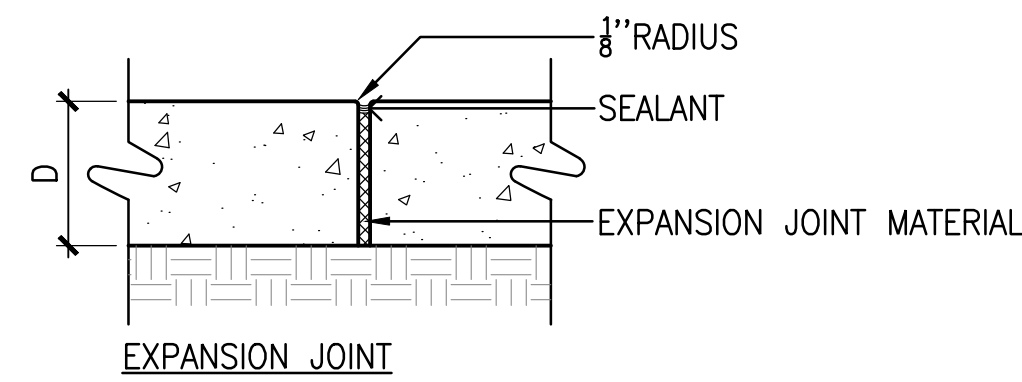
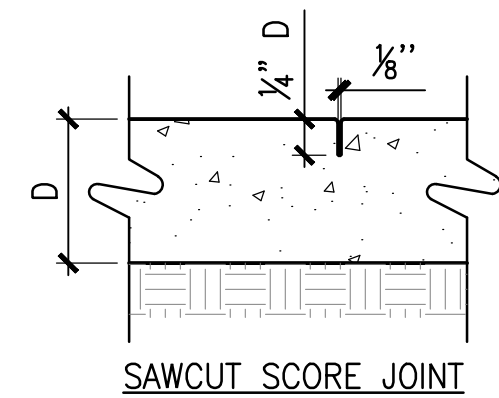
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- NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
 2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
 3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
 4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

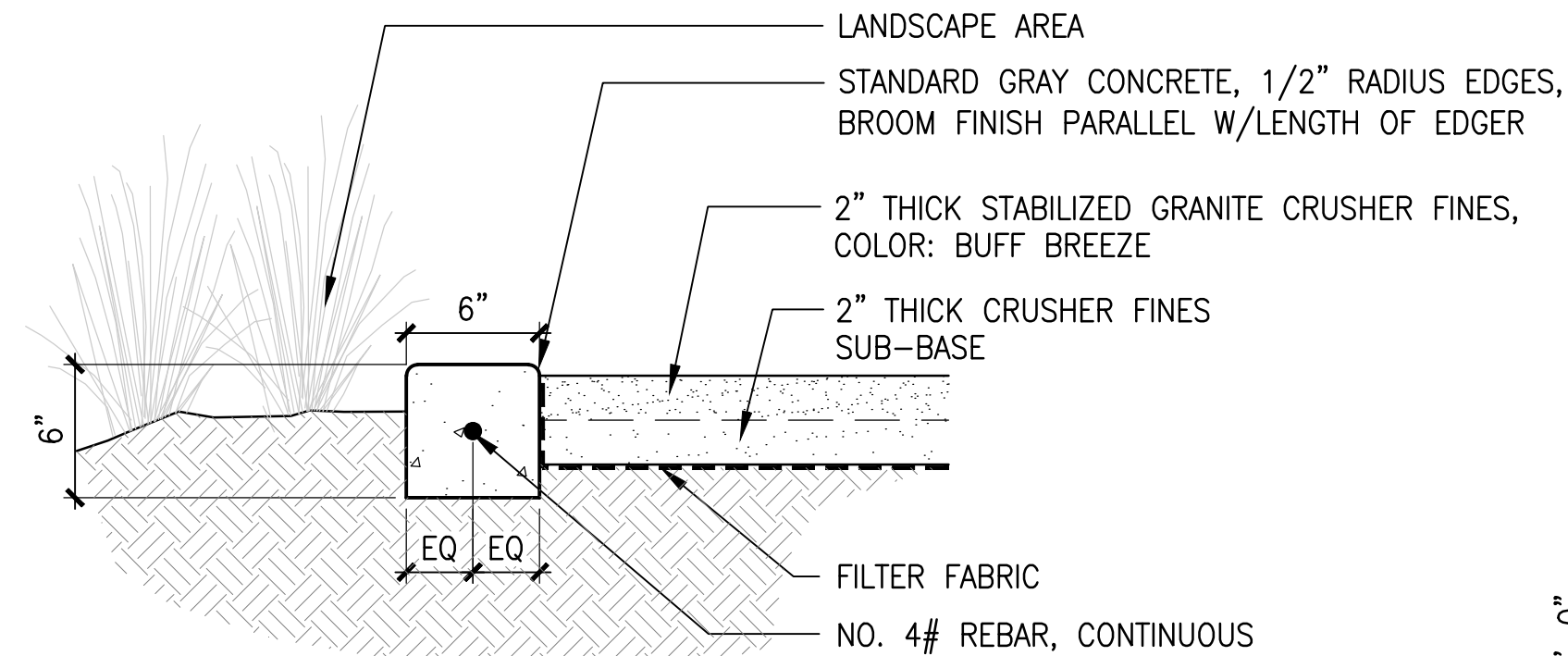
A CONCRETE PAVEMENT

SCALE: N.T.S. DT-FVMT-CONC



B CONCRETE PAVEMENT JOINTS

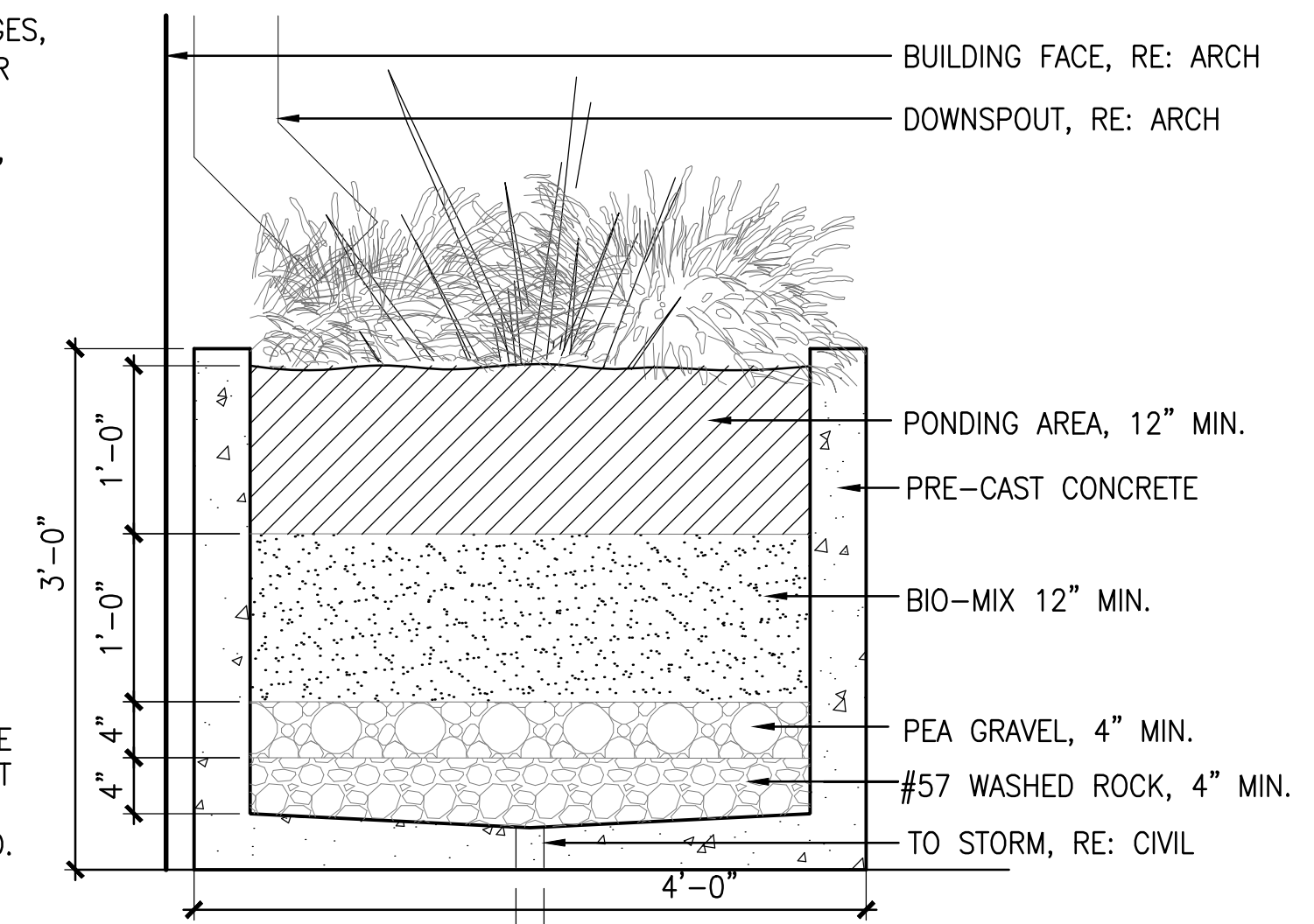
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS ADJACENT TO CURB DURING CONSTRUCTION—THIS INCLUDES EXISTING CONCRETE WALK, IRRIGATION, TREES AND LANDSCAPE.
 2. CONTRACTOR TO TAKE SPECIAL PRECAUTION TO NOT OVER EXCAVATE AROUND EXISTING TREES
 3. BLEND STABILIZER: BLEND 12 TO 16 LBS OF STABILIZER PER TON OF DECOMPOSED GRANITE FINES. IT IS CRITICAL THAT STABILIZER BE THOROUGHLY AND UNIFORMLY MIXED THROUGHOUT DECOMPOSED GRANITE FINES.
 4. PLACE STABILIZED DECOMPOSED GRANITE FINES PER STABILIZER SOLUTIONS INC. APPROVED METHOD.
 5. SOURCE: (STABILIZER) STABILIZER SOLUTIONS INC. 33 S. 28TH ST. PHOENIX, ARIZONA 85034 1.800.336.2468 (DECOMPOSED GRANITE) PIONEER SAND AND GRAVEL 6705 S. COLLEGE AVE. FORT COLLINS, CO 80525 (970) 223-4505

C CRUSHER FINES W/ STABILIZER PAVEMENT

SCALE: 1 1/2" = 1'-0" DT-CURB-LAND



D WATER QUALITY PLANTER

SCALE: 1"-1'-0" DT-WALL-SEAT



- MOVABLE SEATING:**
TABLE: LANDSCAPE FORMS
TOP STYLE: MARNEAUX
SIZE: 36" ROUND
UMBRELLA HOLE: N/A
TABLE TOP COLOR: CALGARY
SUPPORT COLOR: TITANIUM
- CHAIR: LANDSCAPE FORMS
STYLE: CATENA CHAIR
POWDERCOAT COLOR: TITANIUM
STANDARD FEATURES: STACKABLE

E MOVEABLE TABLE AND CHAIRS

SCALE: N.T.S. DT-FURN-TABLE-PATIO



- COMPANY: DERO
MODEL: HI ROLER
ITEM NUMBER: HI3H (66") AND HI4H (90")
COLOR: BLACK
MOUNT: SURFACE
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER RECOMMENDATIONS.

F BIKE RACK -- TYPE A

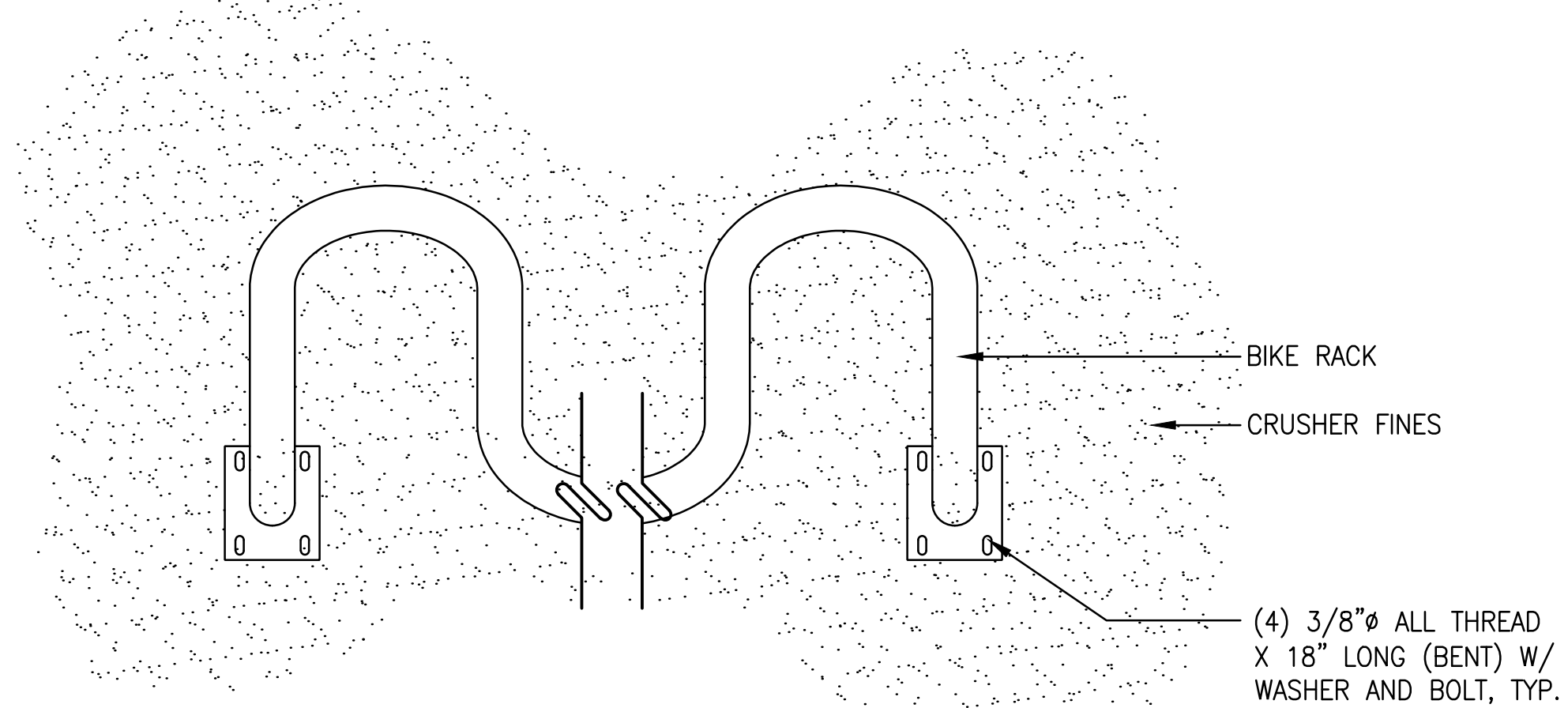
SCALE: N.T.S. DT-FURN-BIKE-RACK



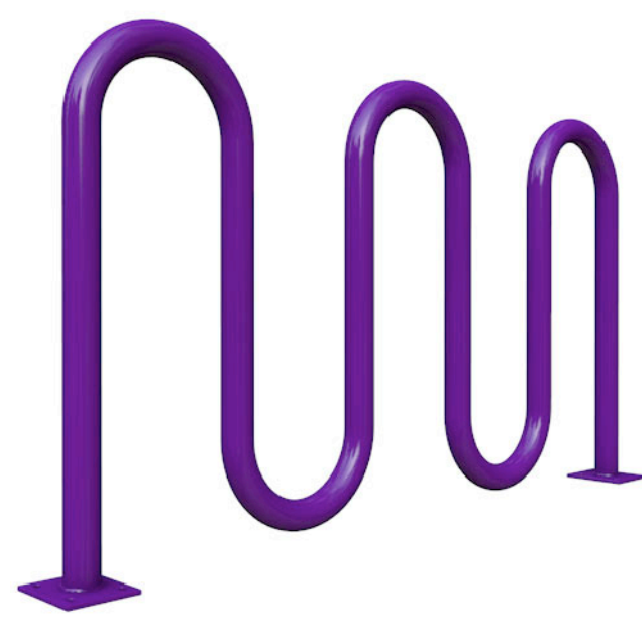
- COMPANY: DERO
MODEL: ULTRA SPACE SAVER SINGLE
COLOR: BLACK
MOUNT: TBD
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER RECOMMENDATIONS.

G BIKE RACK -- TYPE B

SCALE: N.T.S. DT-FURN-BIKE-RACK



PLAN - END RACK



- COMPANY: DERO
MODEL: ROLLING RACK
ITEM NUMBER: RR5H (111")
COLOR: BLACK
MOUNT: IN-GROUND
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER RECOMMENDATIONS.

H BIKE RACK -- TYPE C

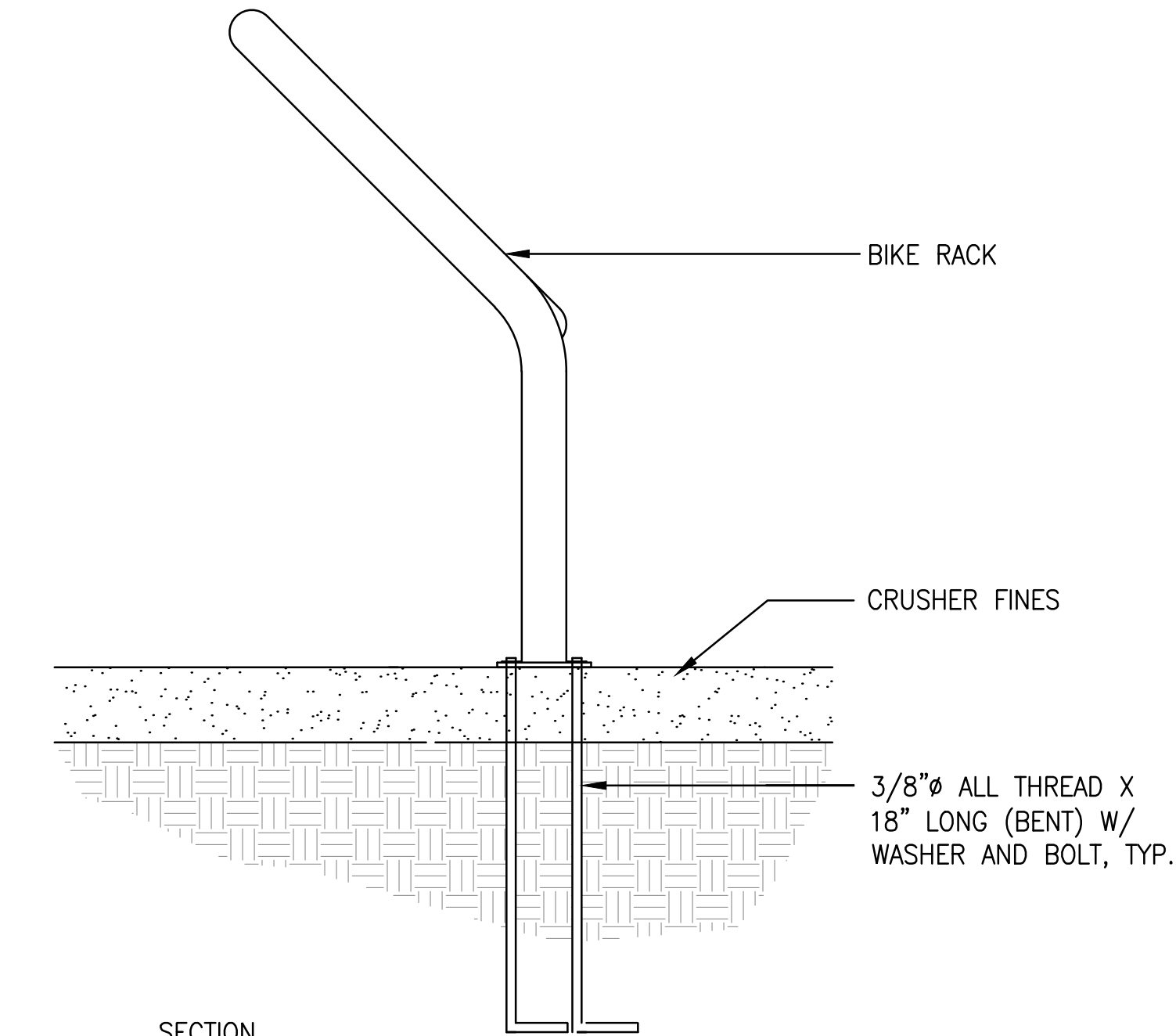
SCALE: N.T.S. DT-FURN-BIKE-RACK



- COMPANY: OMEGA FENCING
MODEL: OMEGA ECO
HEIGHT: 6'
COLOR: BLACK
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS
NOTES: REFER TO LANDSCAPE PLANS FOR VINES TO BE PLANTED AND SPACING USED AT BASE OF FENCE, VINES TO IRRIGATED.

I VINE FENCE

SCALE: N.T.S. DT-FURN-FENC



SECTION

J BIKE RACK FOOTING

SCALE: 1 1/2" = 1'-0"



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NO	ISSUE	DATE

PROJECT	1525
DATE	12/08/2015
DRAWN	DD

SITE DETAILS

LS501

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PROJECT DEVELOPMENT PLAN - LANDSCAPE SUBMITTAL

COLLEGE EIGHT THIRTY



BEING A REPLAT OF LOT 6, BLOCK 128, CITY OF FORT COLLINS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET INDEX

LP001	COVER
LP101	TREE PROTECTION AND INVENTORY PLAN
LP102	LANDSCAPE SCHEDULE AND NOTES
LP103	OVERALL LANDSCAPE PLAN
LP501	LANDSCAPE DETAILS

PLANNING CERTIFICATE

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) _____ DATE _____

OWNER (SIGNED) _____ DATE _____

(STATE OF _____)
(COUNTY OF _____) SS

SUBSCRIBED AND SWORN TO BE BEFORE THIS _____ DAY OF _____ 20____, BY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

ADDRESS _____

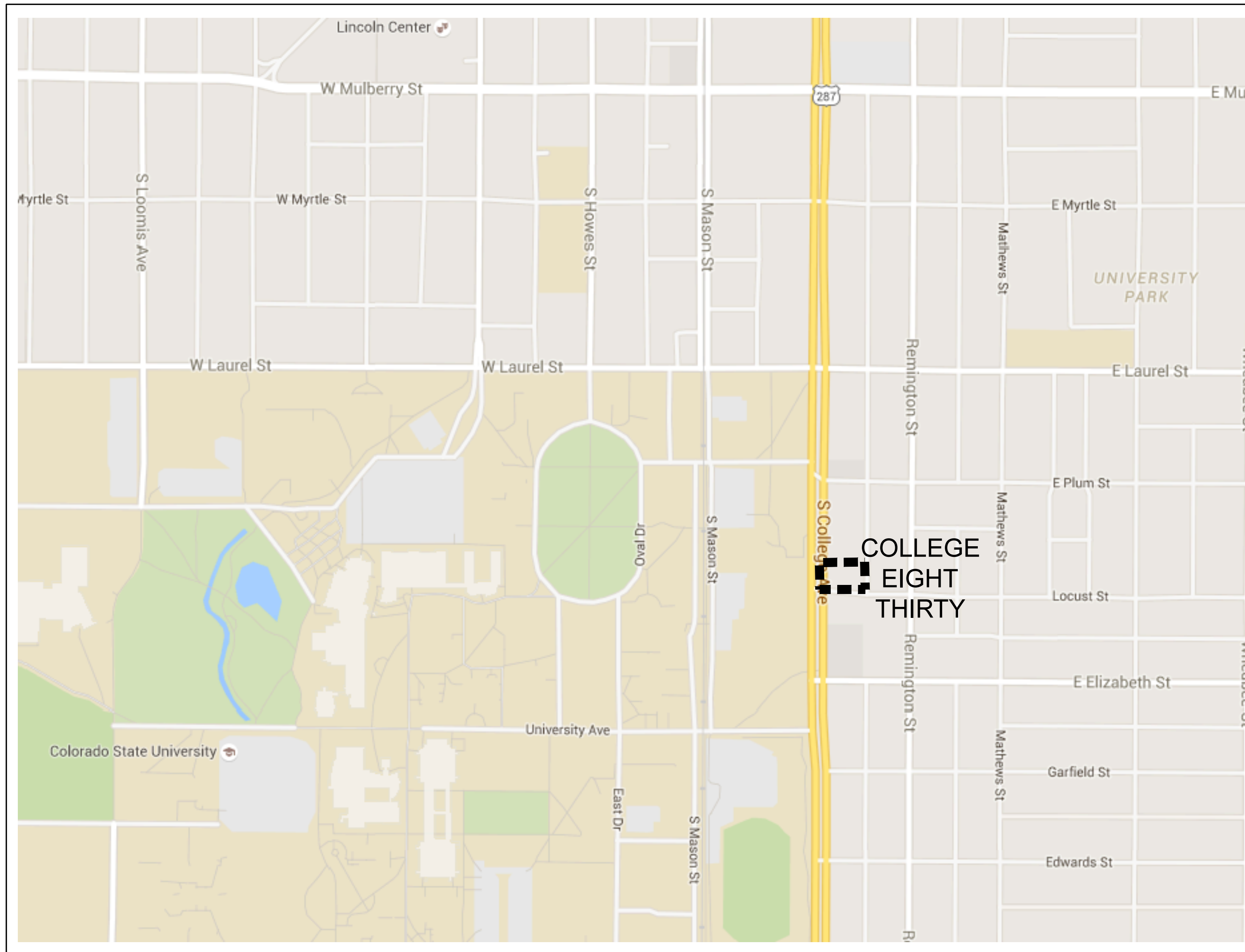
MY COMMISSION EXPIRES _____

PLANNING APPROVAL
APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES (CDNS) OF THE CITY OF FORT COLLINS, COLORADO, THIS _____ OF _____, 2014.

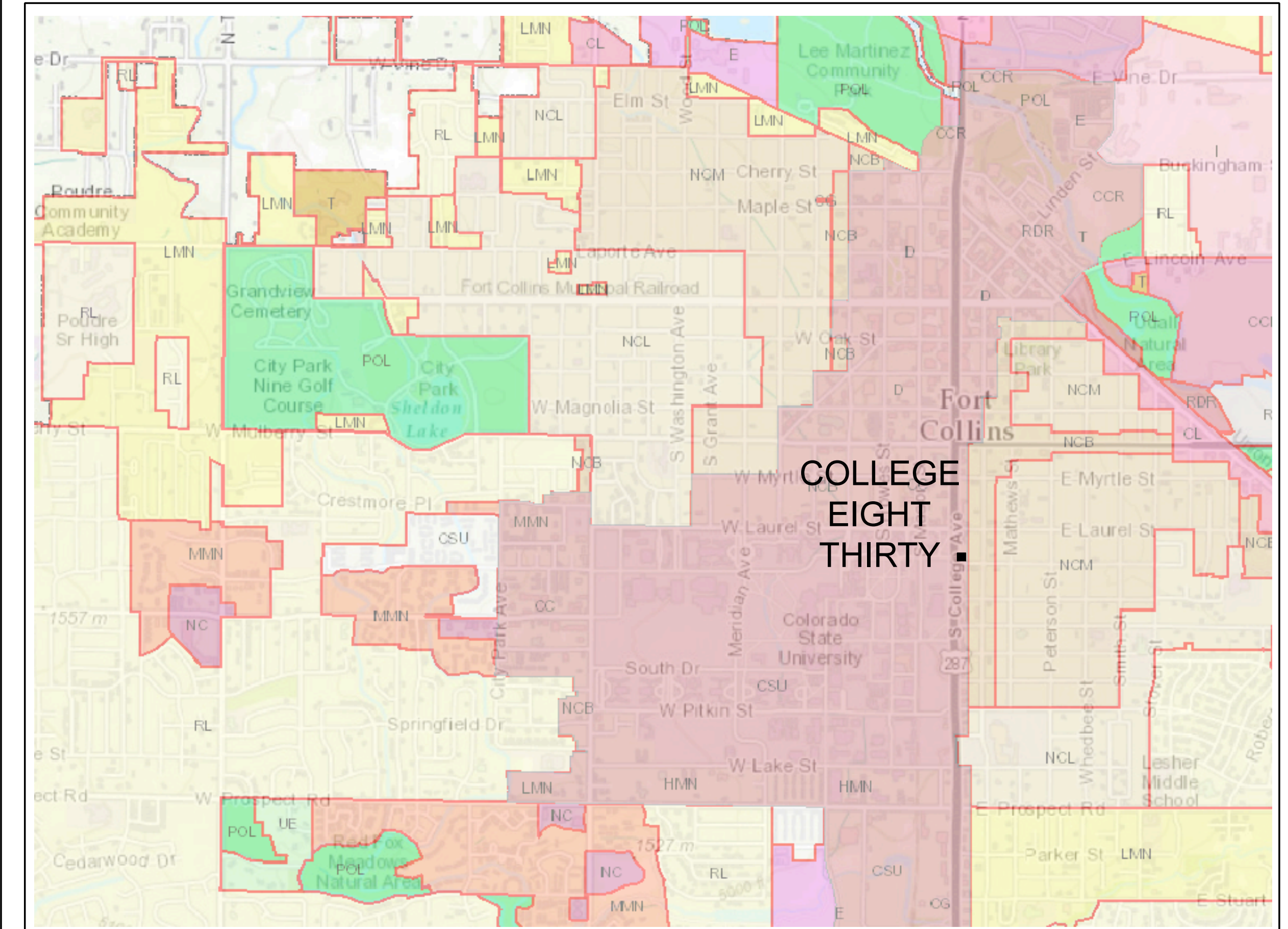
DIRECTOR OF CDNS _____

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CONTEXT MAP NORTH



ZONING MAP NORTH

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NO	ISSUE	DATE
	PROJECT DATE DRAWN	1525 12/08/2015 DD
	COVER	

LP001

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LOT 5
820 S. COLLEGE

TREE MITIGATION LEGEND:



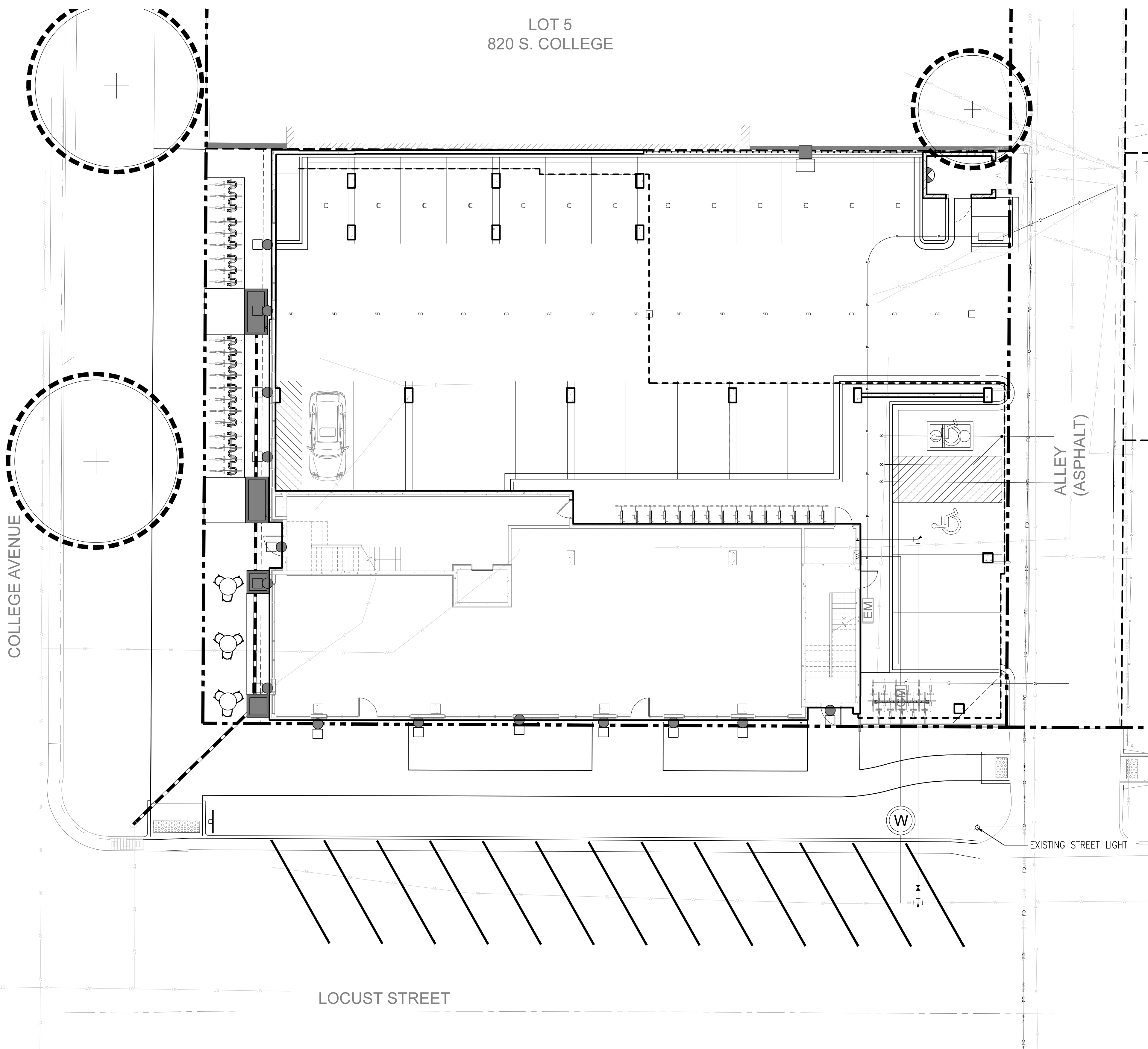
TREE INVENTORY CHART

TREE	SPECIES	SIZE	CONDITION	ACTION	MITIGATION TREES REQ'D
1	BUR OAK	9"	FAIR	PROTECT	1.5
2	HACKBERRY	N/A	FAIR	PROTECT	NOT ON SITE
3	NARROWLEAF COTTONWOOD	N/A	FAIR	PROTECT	NOT ON SITE
TOTAL MITIGATION TREES REQ'D:					0

TREE PROTECTION NOTES:

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15



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FORT COLLINS, CO 80525
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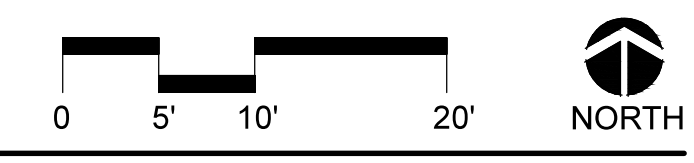
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DATE 12/08/2015
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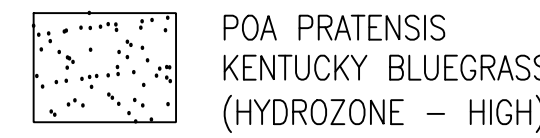
TREE PROTECTION AND INVENTORY PLAN

TREE PROTECTION AND INVENTORY PLAN



LP101

LANDSCAPE LEGEND:



WATER BUDGET CHART*

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	2,869 S.F.	18 GAL./SF	51,642 GAL.
MODERATE	0 S.F.	10 GAL./SF	0 GAL.
LOW	1,177 S.F.	3 GAL./SF	3,531 GAL.

TOTAL WATER USE = 55,173 GAL.
 TOTAL LANDSCAPE AREA = 4,046 S.F.
 GALLONS PER S.F. = 13.63 GAL./S.F.

*BREAKDOWN OF AREAS:
 HIGH = TURF LAWN
 MEDIUM = N/A
 LOW = NATIVE SHRUB BEDS

STREET TREE NOTES:

- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

LANDSCAPE TREE LEGEND:

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
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3		GYMNOCLADUS DIOICUS VAR 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2" CAL.	50-60'	40-50'
2		QUERCUS MACROCARPA	BUR OAK	2" CAL.	40-50'	35-45'

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
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3		SYMPHORICARPOS OREOPJILUS	ROCKY MOUNTAIN SNOWBERRY	5 GAL.	2-4'	3-5'
5		CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL.	3-4'	3-4'
3		PRUNUS BESSEY 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	1-2'	6-8'
13		PRUNUS TENELLA	DWARF RUSSIAN ALMOND	5 GAL.	3-5'	3-5'

ORNAMENTAL GRASSES

31		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	4-5'	1-2'
13		SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	18-24"	18-24"
5		PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL.	3'	3'
17		PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	2-3'	2-3'
8		SORGHASTRUM NUTANS	INDIAN RICEGRASS	1 GAL.	3-4'	2-3'

PERENNIALS

19		ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	24-30"	24"
13		NEPETA RACEMOSA 'WALKER'S LOW'	WALKERS LOW CATMINT	1 GAL.	24-30"	24-36"
12		PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	1 GAL.	24-36"	30"
5		SALVIA OFFICINALIS PURPUREA	PURPLE SAGE	1 GAL.	24"	24-36"
14		LINUM LEWISII	WILD BLUE FLAX	1 GAL.	12-20"	15-18"

VINE (TO BE IRRIGATED)

9		PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	1 GAL.	CLIMBING	18"
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GENERAL LANDSCAPE NOTES:

- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE -FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(g).
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND ON ALL DRIVEWAYS, PRIVATE DRIVES AND PARKING AREAS WITHIN THE DEVELOPMENT.
- LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.
- THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
- IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVELLE OR APPROVED EQUAL.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.



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 FORT COLLINS, CO 80525
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LANDSCAPE SCHEDULE AND NOTES

LP102

LOT 5
820 S. COLLEGE

LANDSCAPE LEGEND:

POA PRATENSIS
KENTUCKY BLUEGRASS
(HYDROZONE - HIGH)

EXISTING TREE TO REMAIN

LANDSCAPE LEGEND:
REFER TO LP101 FOR QUANTITIES AND NOTES

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREE			
	GYMNOCLADUS DIOICUS VAR 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2" CAL.
	QUERCUS MACROCARPA	BUR OAK	2" CAL.

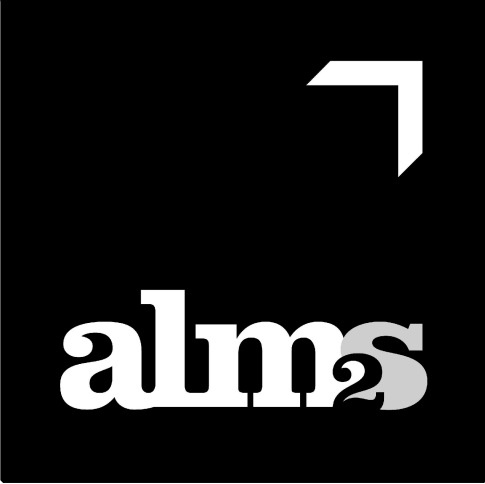
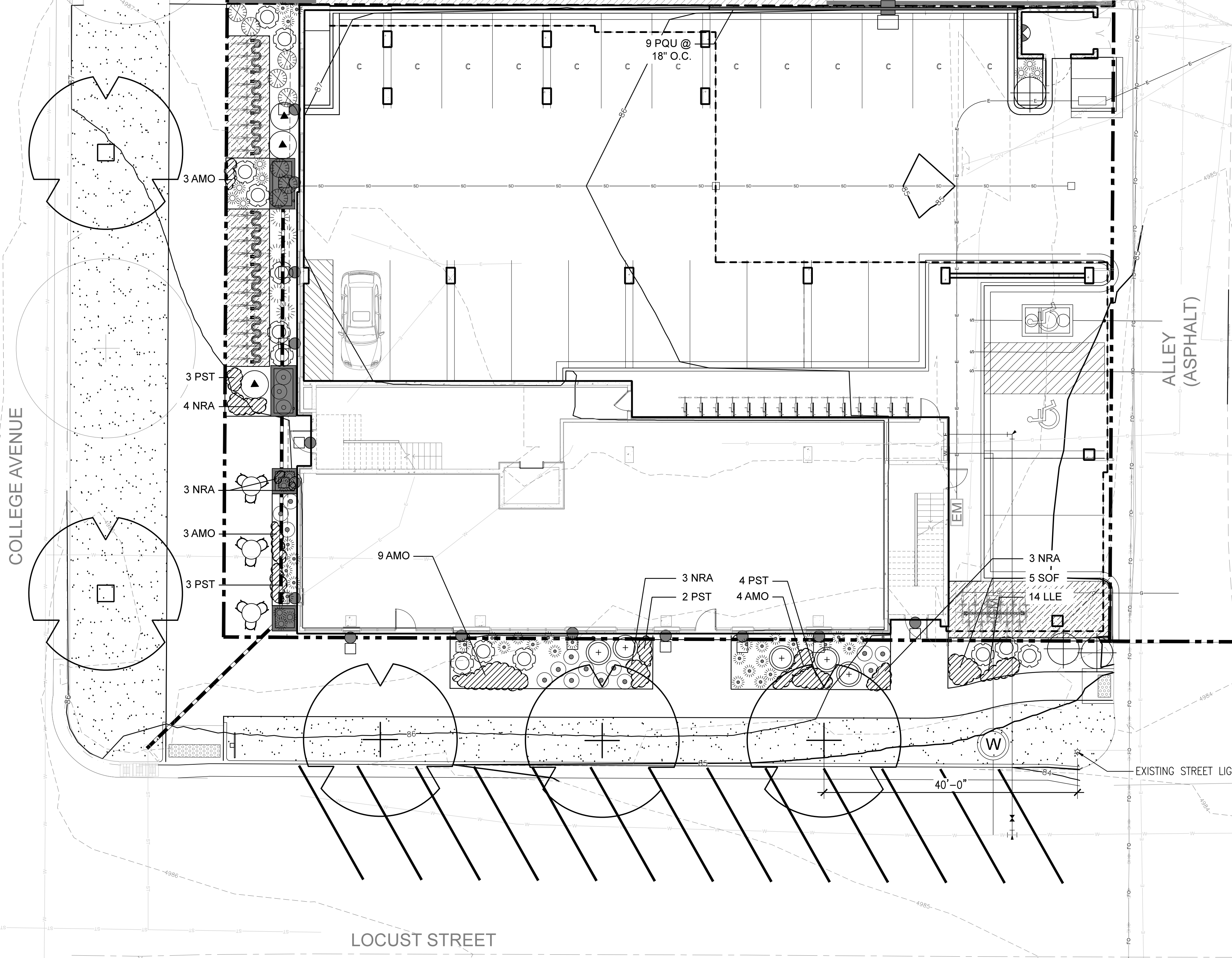
SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	SYMPHORICARPOS OREOPJILUS	ROCKY MOUNTAIN SNOWBERRY	5 GAL.
	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.
	PRUNUS TENELLA	DWARF RUSSIAN ALMOND	5 GAL.
ORNAMENTAL GRASSES			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.
	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL.
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.
	SORGHASTRUM NUTANS	INDIAN RICEGRASS	1 GAL.
PERENNIALS			
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.
	NEPETA RACEMOSA 'WALKER'S LOW'	WALKERS LOW CATMINT	1 GAL.
	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	1 GAL.
	SALVIA OFFICINALIS PURPUREA	PURPLE SAGE	1 GAL.
	LINUM LEWISII	WILD BLUE FLAX	1 GAL.
	VINE (TO BE IRRIGATED)		
	PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	1 GAL.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	SYMPHORICARPOS OREOPJILUS	ROCKY MOUNTAIN SNOWBERRY	5 GAL.
	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.
	PRUNUS TENELLA	DWARF RUSSIAN ALMOND	5 GAL.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
ORNAMENTAL GRASSES			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.
	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL.
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.
	SORGHASTRUM NUTANS	INDIAN RICEGRASS	1 GAL.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
PERENNIALS			
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.
	NEPETA RACEMOSA 'WALKER'S LOW'	WALKERS LOW CATMINT	1 GAL.
	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	1 GAL.
	SALVIA OFFICINALIS PURPUREA	PURPLE SAGE	1 GAL.
	LINUM LEWISII	WILD BLUE FLAX	1 GAL.

	VINE (TO BE IRRIGATED)		
	PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	1 GAL.



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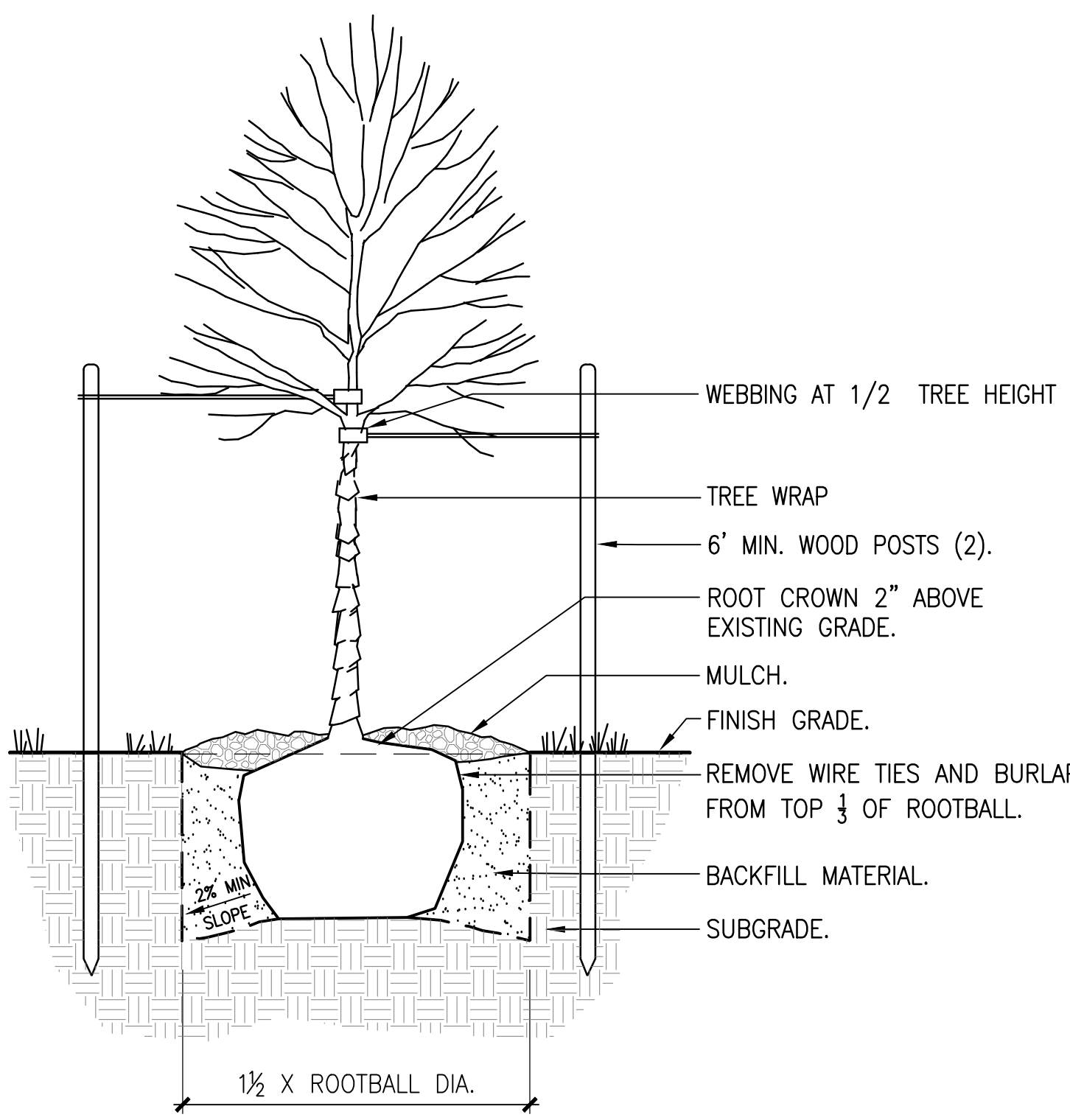
OVERALL LANDSCAPE PLAN

LP103

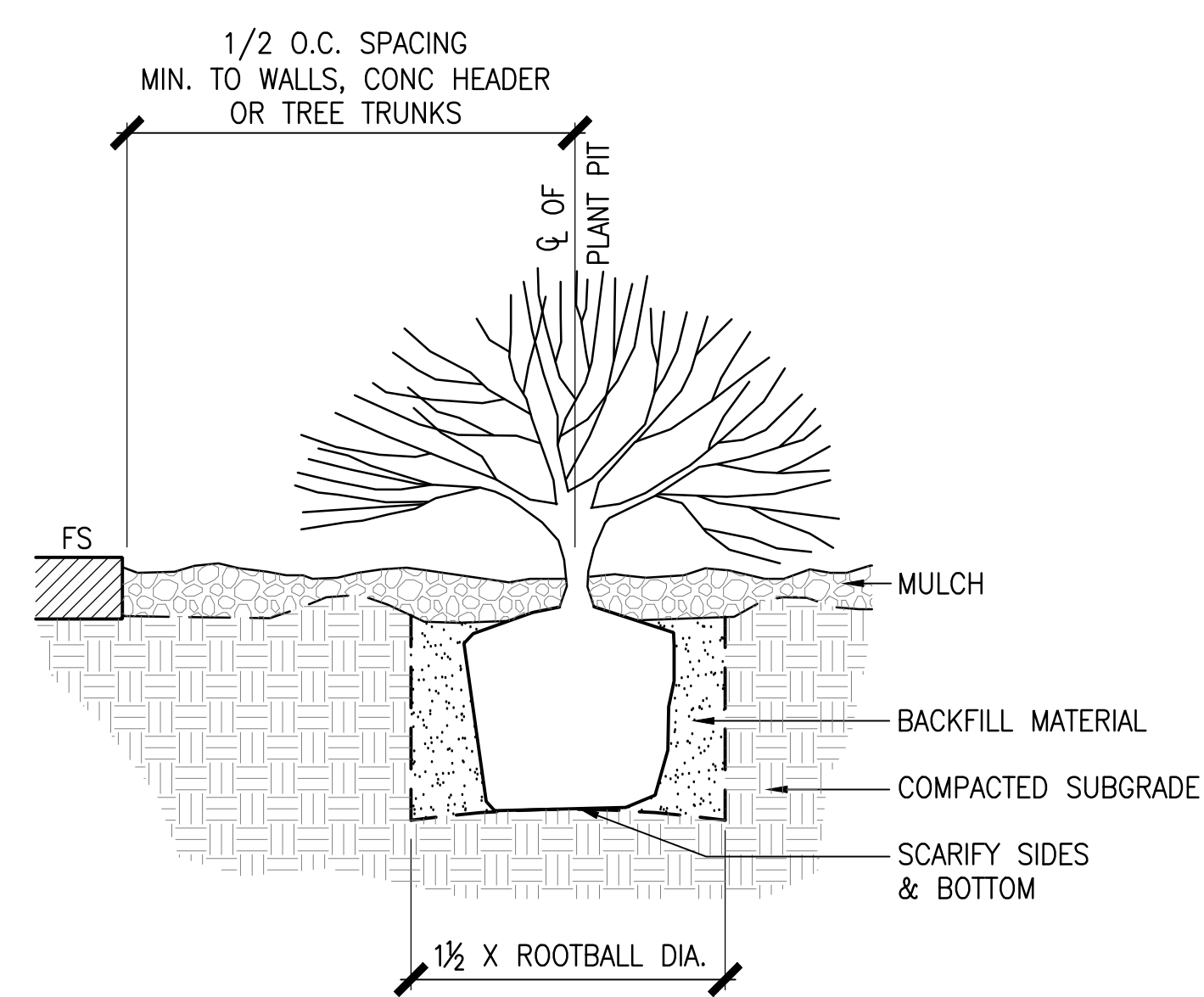


A OVERALL LANDSCAPE PLAN

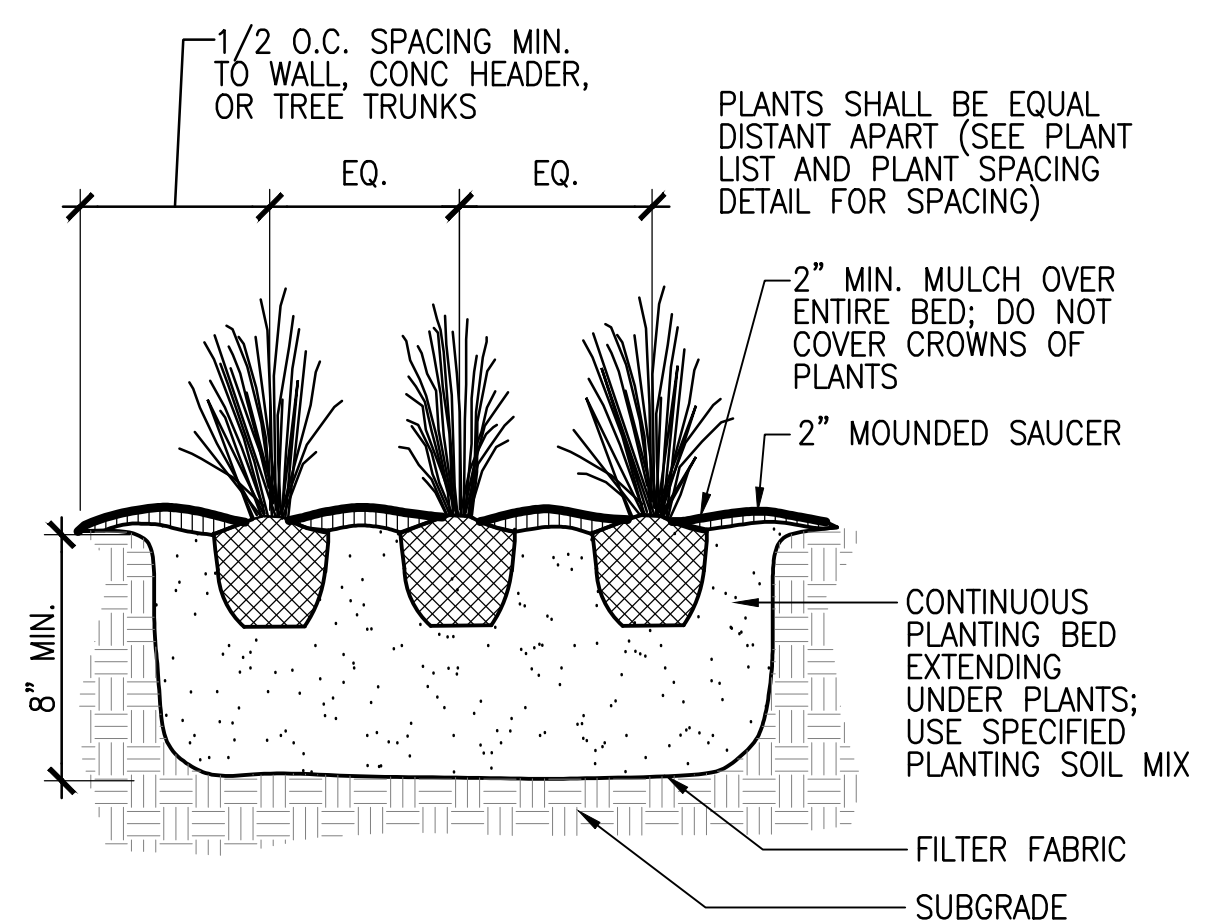
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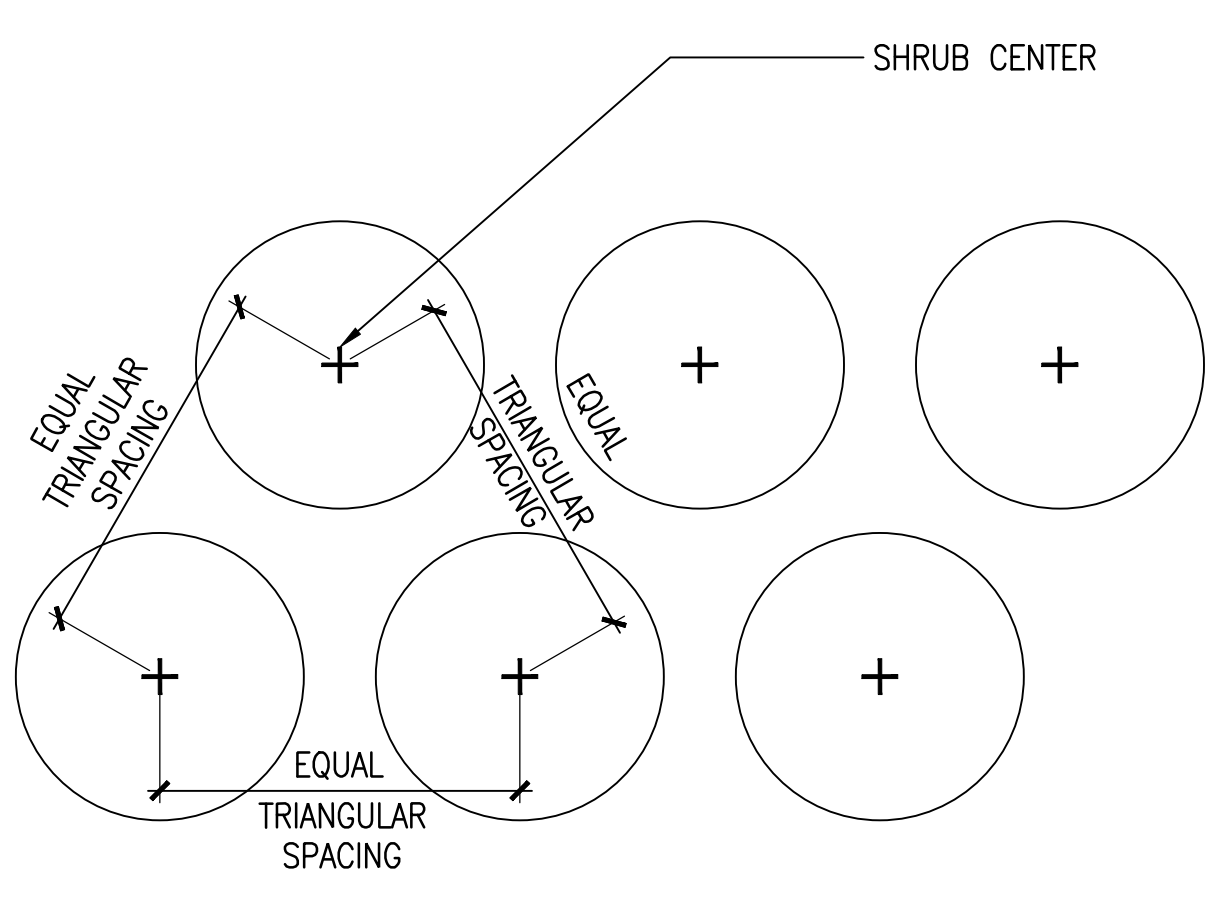
A DECIDUOUS TREE PLANTING
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B SHRUB PLANTING
SCALE: NTS shrub.dwg



C PERENNIAL/ORNAMENTAL GRASS PLANTING
SCALE: NTS DT-Perennial.dwg



D TRIANGULAR SHRUB SPACING
SCALE: NTS DT-PLNT-SHRB-SPAC

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LANDSCAPE DETAILS

LP501



NOTE:
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING

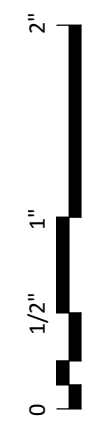


West Elevation
C3
PDP1 SCALE: 1/8" = 1'-0"



South Elevation
A4
PDP1 SCALE: 1/8" = 1'-0"

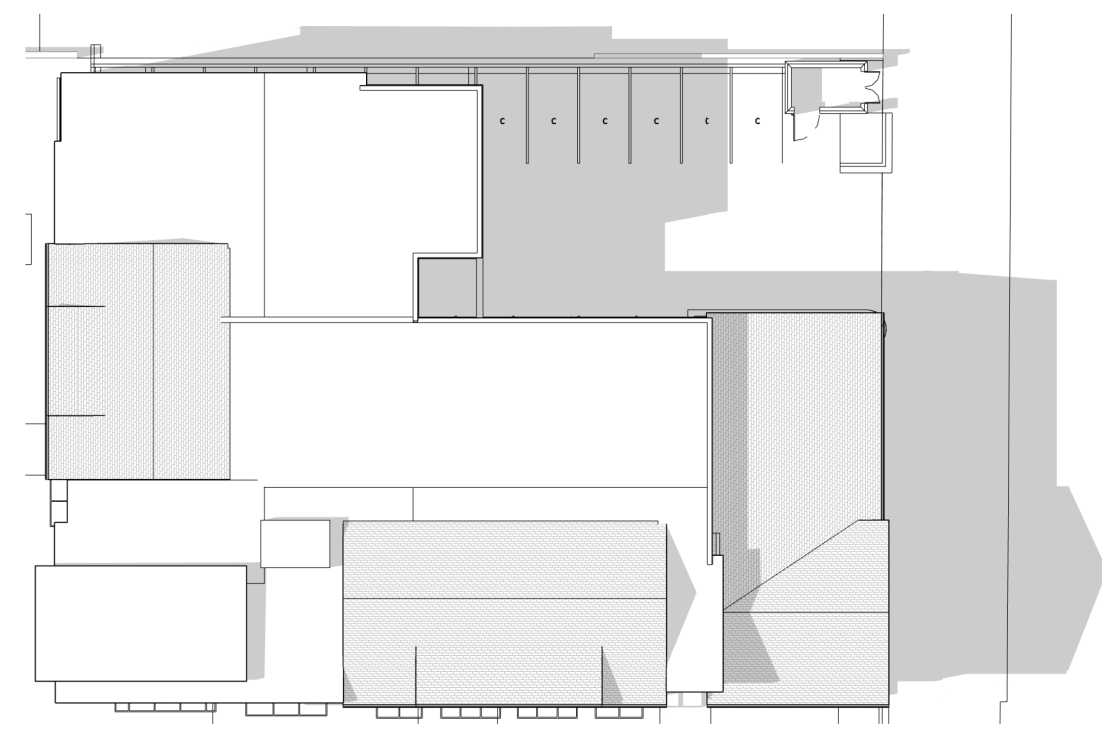
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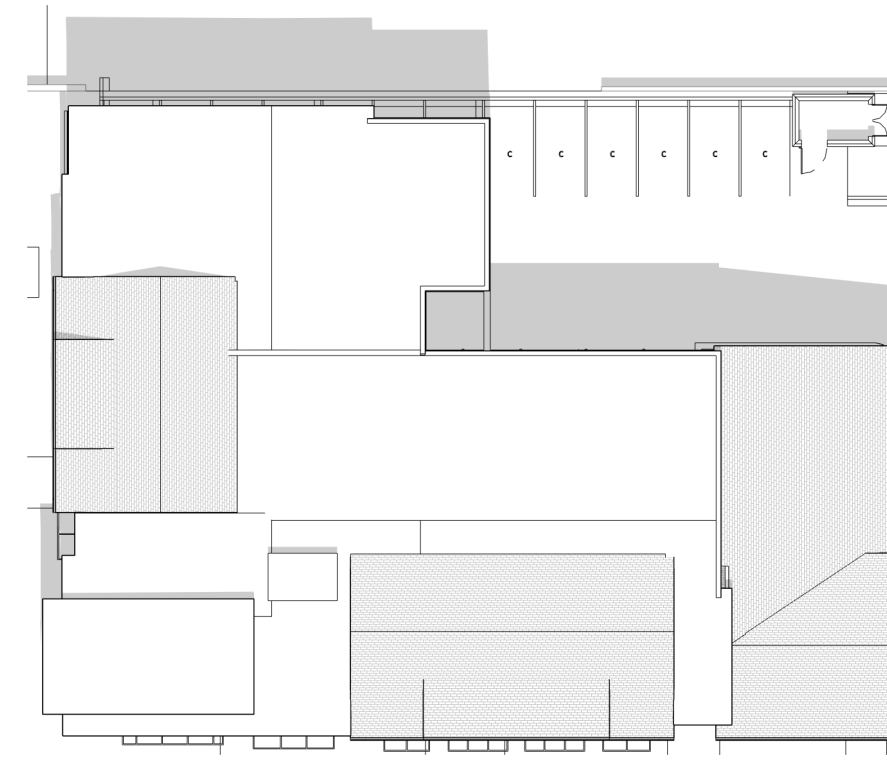
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Building Elevations

PDP1



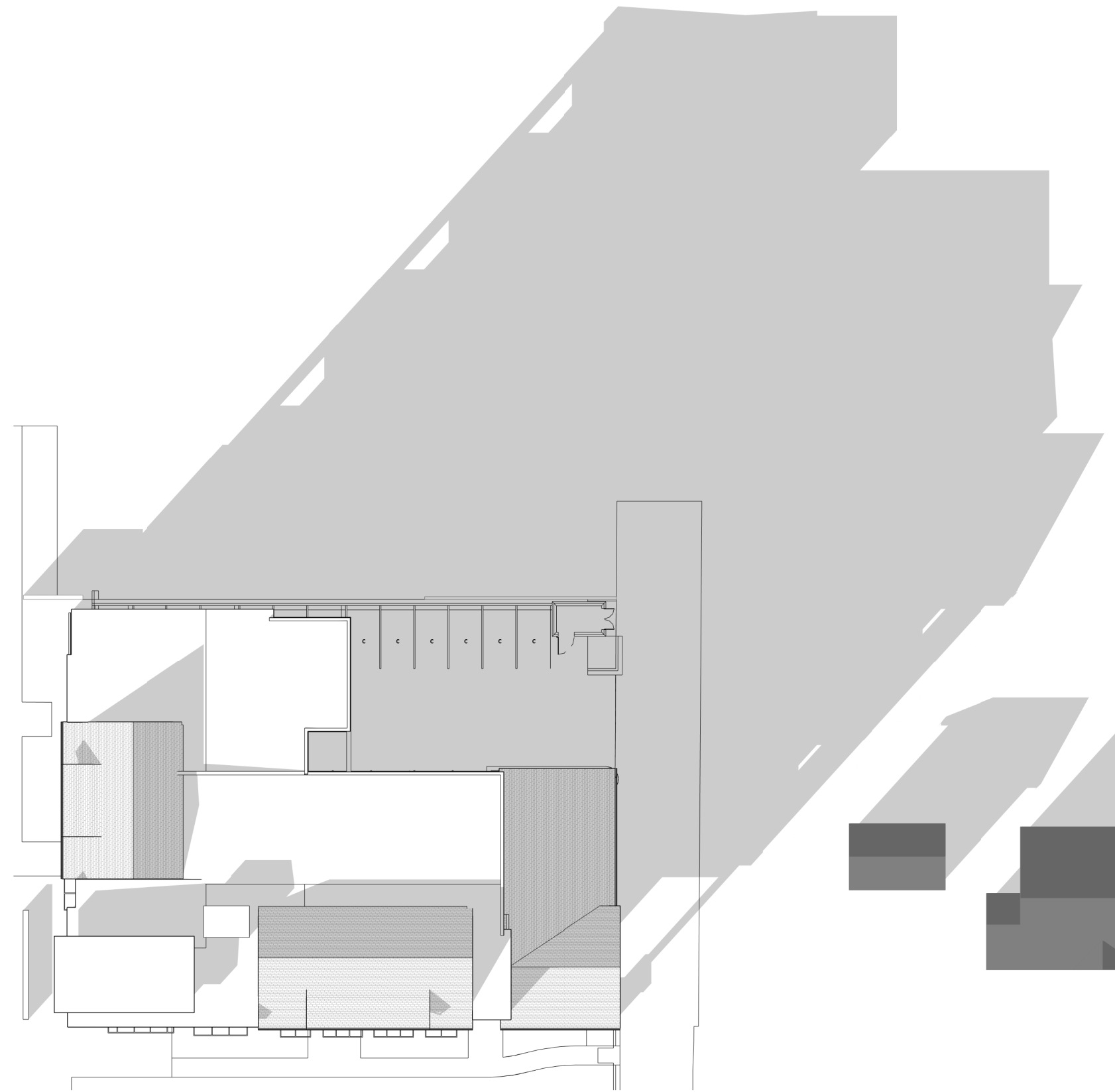
Summer Solstice - 15:00
SCALE: 1" = 30'-0"
NORTH



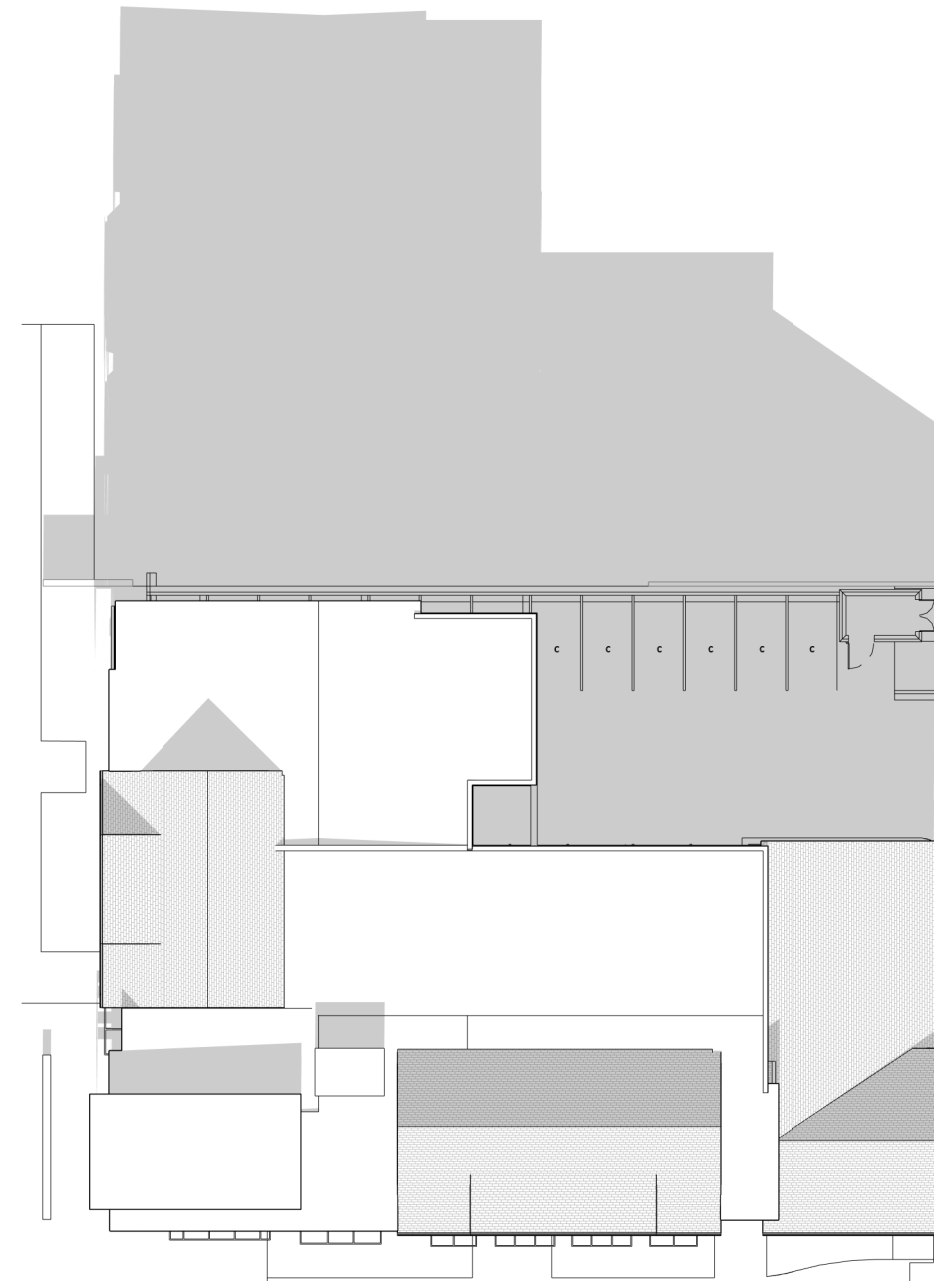
Summer Solstice - 12:00
SCALE: 1" = 30'-0"
NORTH



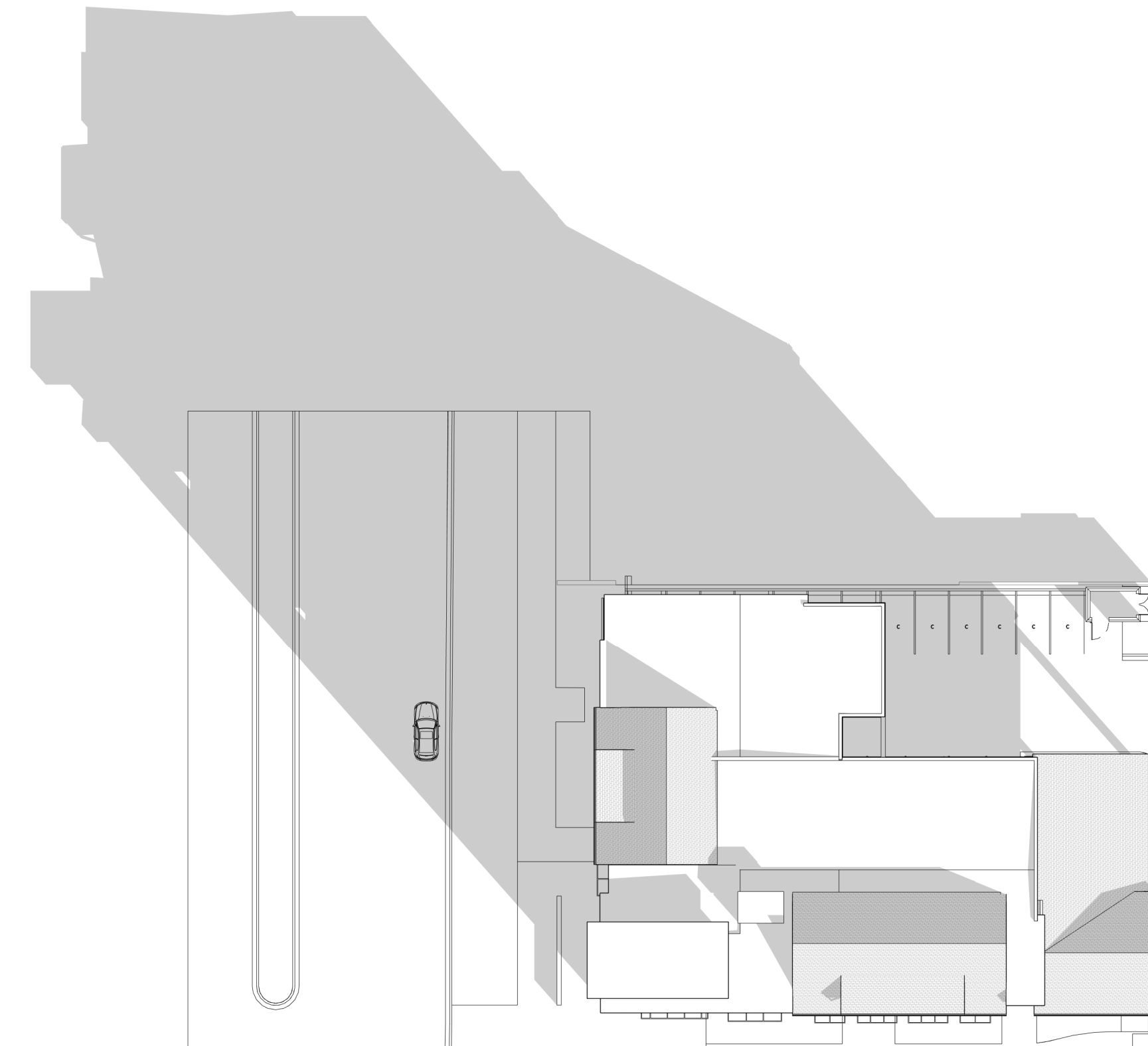
Summer Solstice - 9:00
SCALE: 1" = 30'-0"
NORTH



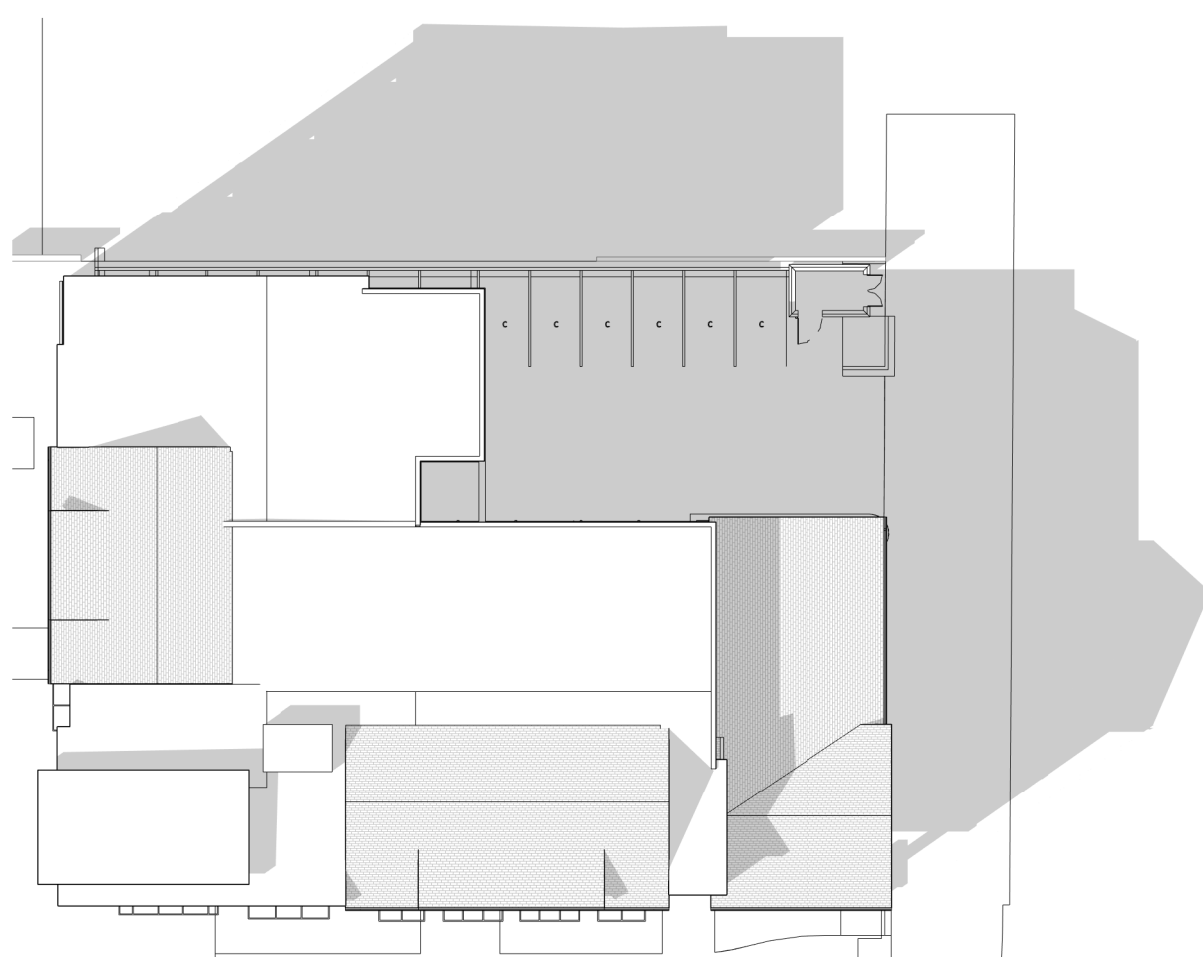
Winter Solstice - 15:00
SCALE: 1" = 30'-0"
NORTH



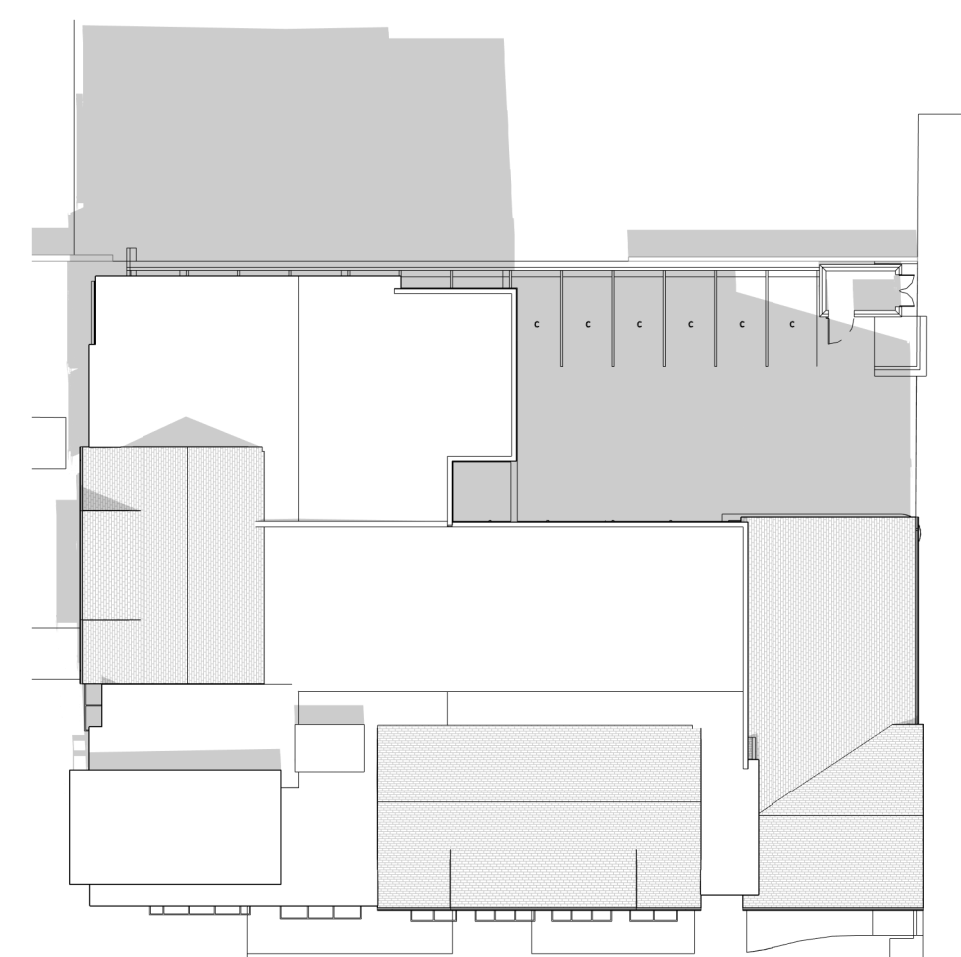
Winter Solstice - 12:00
SCALE: 1" = 30'-0"
NORTH



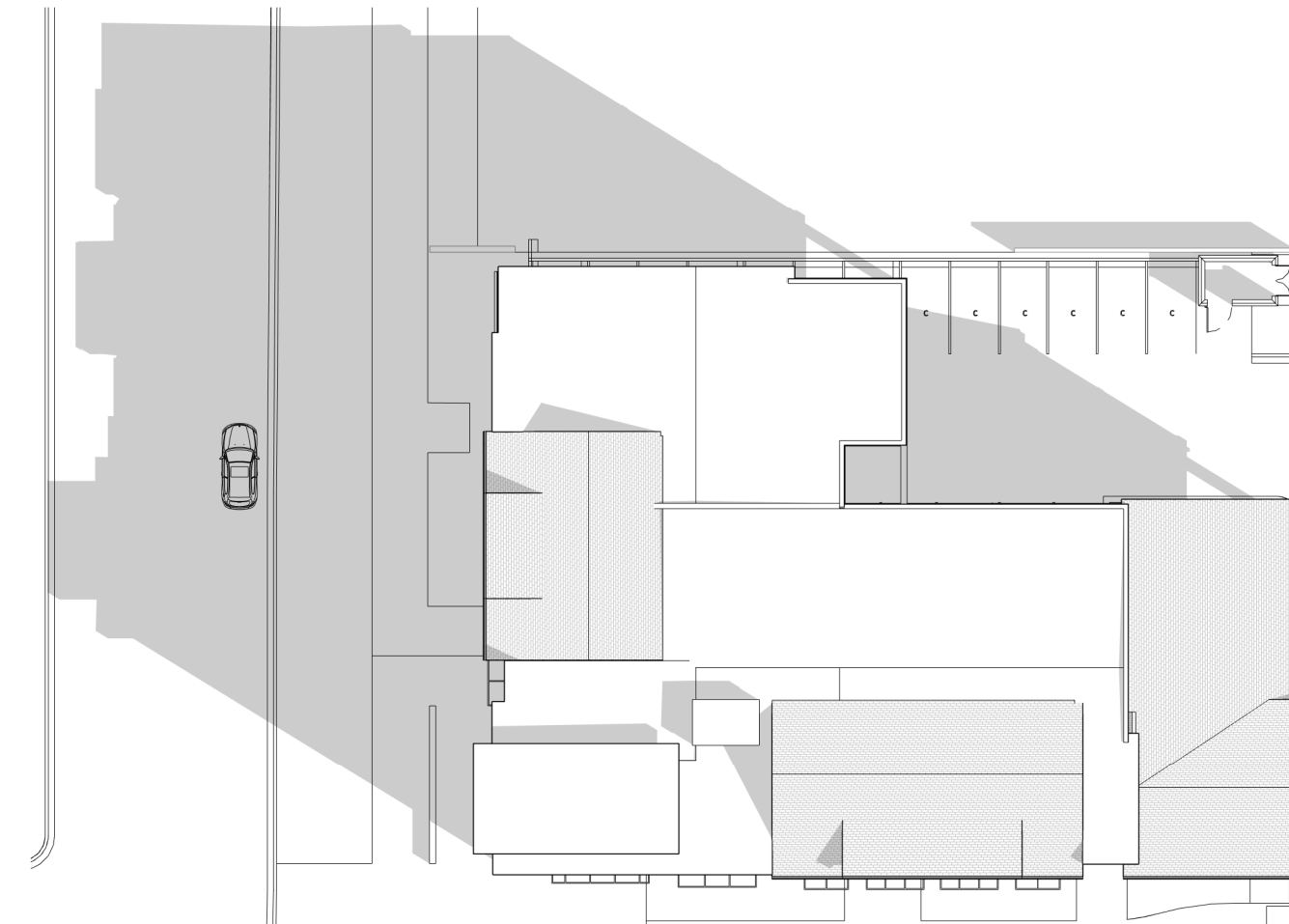
Winter Solstice - 9:00
SCALE: 1" = 30'-0"
NORTH



Equinox - 15:00
SCALE: 1" = 30'-0"
NORTH



Equinox - 12:00
SCALE: 1" = 30'-0"
NORTH



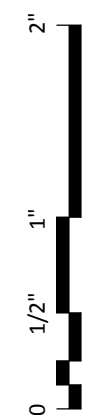
Equinox - 9:00
SCALE: 1" = 30'-0"
NORTH



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FORT COLLINS, CO 80525
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NO	ISSUE	DATE
PROJECT		1525
DATE		09/09/2015
DRAWN		CAK

Shadow Studies

PDP3

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FORT COLLINS, CO 80525
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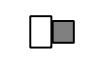
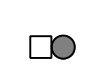

russell+mills studios
141 s. college ave., suite 104
fort collins, co 80524
p: 970.484.8855
www.russellmillsstudios.com

NO	ISSUE	DATE
PROJECT	1525	
DATE	09/09/2015	
DRAWN	DD	

SITE LIGHTING PLAN

LL101

LIGHTING LEGEND:

-  PARKING LOT LIGHTING
-  WALL SCONCE - REFER TO ARCH FOR MORE INFORMATION
-  TRASH ENCLOSURE WALL SCONCE LIGHT



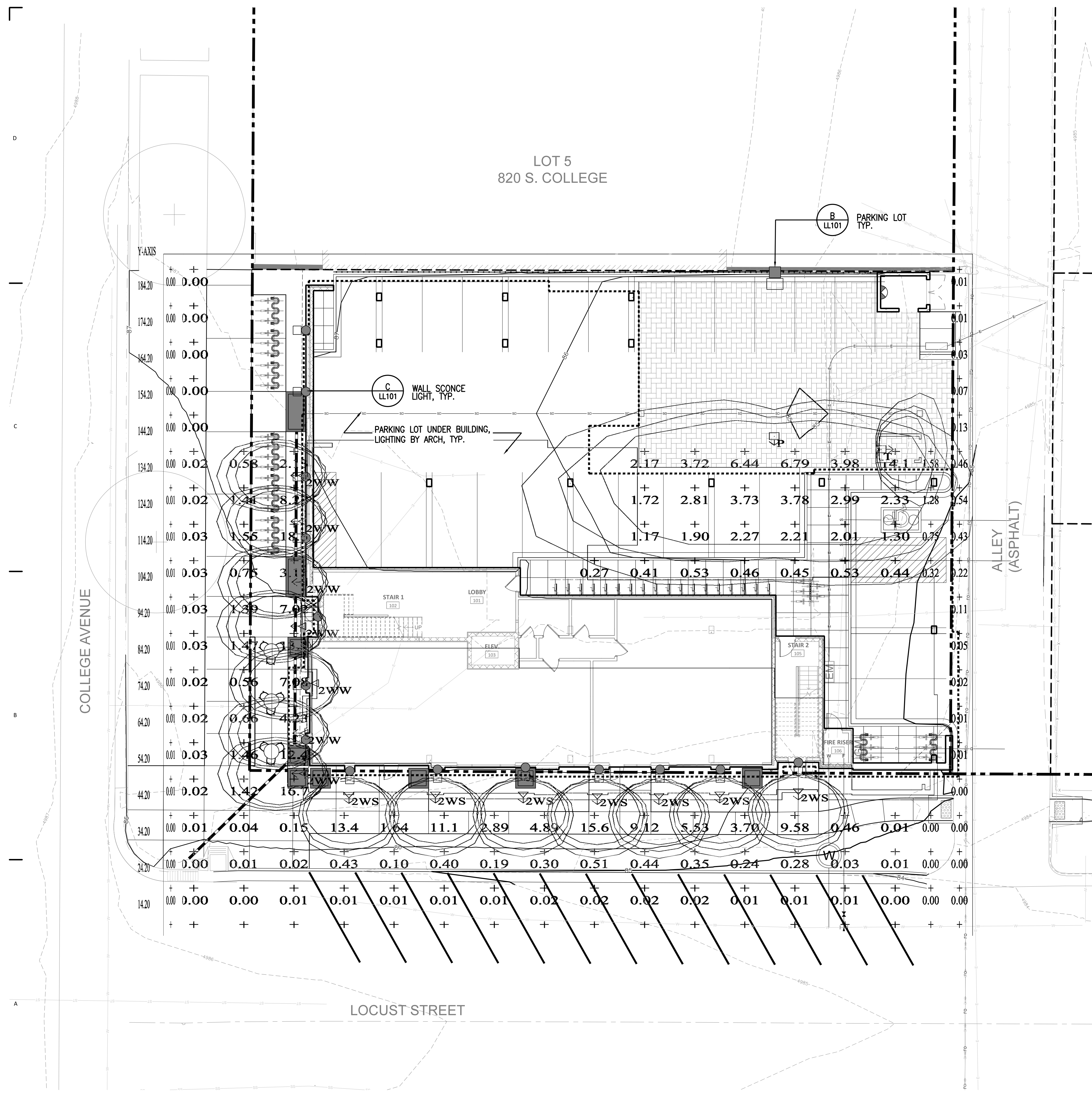
MANUFACTURER: RAB LIGHTING
MODEL: ALED3T78N-DIRECT BURY POLE
COLOR: BLACK
POLE HEIGHT: 15'
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

(B) PARKING LOT LIGHT
SCALE: NTS DT-PARKING LIGHTING

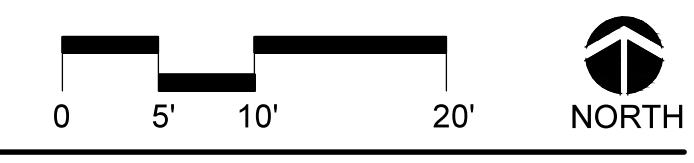


MANUFACTURER: BEGA LIGHTING
MODEL: 3543LED
COLOR: BLACK
MOUNT HEIGHT: 10'
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

(C) WALL SCONCE LIGHT
SCALE: NTS DT-PARKING LIGHTING



(A) SITE LIGHTING PLAN



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Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

MEMORANDUM

DATE: December 22, 2015
TO: Hearing Officer
TH: Tom Leeson, Director of Community Development & Neighborhood Services
Clay Frickey, Associate Planner
FR: Maren Bzdek, Historic Preservation Planner

RE: **Landmark Preservation Commission (LPC) Findings of Fact and Conclusions Pertaining to the College Eight Thirty Project**

As provided for in Land Use Code Section 3.4.7(F)(6), in its consideration of the approval of plans for properties containing or adjacent to designated, eligible or potentially eligible sites, structure, objects or districts, the Decision Maker shall receive, and consider in making its decision, a written recommendation from the Landmark Preservation Commission. This memorandum contains the Landmark Preservation Commission's Findings of Facts and its motion for this project.

- 1) At its November 18, 2015 Regular Meeting, the Landmark Preservation Commission conducted a final review of the development project known as College Eight Thirty as authorized under LUC Section 3.4.7(F)(6).
- 2) The Landmark Preservation Commission determined that the project is compatible and respectful to the character of the surrounding historic context for the following reasons that demonstrate compatibility with LUC Section 3.4.7:
 - a. Regarding compatibility of the project's character-defining features, one Member noted that the flat roof sections feel more like dormers, which respects the neighborhood and historic context. The improvements on the fenestration also acknowledge the neighborhood context.
 - b. Another Member stated that the design was a good combination of new with respect for the old, and he appreciated the refinements that had been made since the conceptual review.
 - c. Members felt they had enough information to make a final recommendation with the caveat that any substantial changes to the design would come back to the Commission.
- 3) At its November 18, 2015 Regular Meeting, the Landmark Preservation Commission adopted the following motion on a vote of 7-0 with one member recused: ***That the Landmark Preservation Commission adopt the findings and analysis set forth in the staff report for the College Eight Thirty PDP #150019 finding that the project substantially complies with Section 3.4.7 of the Land Use Code and recommend approval of the project to the decision maker in the form presented on the condition that if substantial changes are made to the building exterior, such revisions be returned for further review by the Landmark Preservation Commission.***