



Health Care Careers Center Neighborhood Meeting Summary (10/4/2018)

Overview

Neighborhood Meeting Date: September 26, 2018

City Staff in Attendance:

Stephanie Blochowiak, Environmental Planner

Martina Wilkinson, Assistant City Traffic Engineer

Sylvia Tatman-Burruss, Development Review Liaison

Proposed Project

The purpose of the neighborhood meeting is to share the developer's proposal, and for staff to document comments received from attendees to be shared with the decision maker as part of the record.

A formal Project Development Plan (PDP) application has not yet been submitted by the applicant.

As proposed, the project consists of construction of a new two-story building located in the northwest portion of the campus next to the Harmony Library. This 55,333 square foot building will include classrooms, laboratories, lecture hall, study areas and offices. Entry plazas will face both north (Harmony Road) and south (parking lot). Access to the Library will remain unobstructed. The pollinator garden will be preserved. Construction traffic will be routed to the site via an exclusive new, temporary driveway off Shields Street and not interfere with the existing circulation system. Academic programs include Registered Nursing, Licensed Practical Nursing, Medical Assisting, Certified Nurses Aid, Phlebotomy, Pharmacy Technician, Emergency Medical Services, Dental Assisting, Holistic Health, Health and Wellness and planned bachelor's degree in Nursing. The project is a part of Front Range Community College, Larimer Campus, a sub-component of the State of Colorado. As such the request is being processed by the City of Fort Collins as a Site Plan Advisory Review. This is the same review process as other recent campus projects.

Questions/Comments and Answers – answers provided by the applicant unless otherwise noted

- **Will the shadow line of the building affect traffic or surrounding neighborhoods?**

Shadow line shows set back shouldn't affect the sidewalk, traffic or surrounding neighborhoods.

- **Will new parking be added?**

Approximately 50 new parking spaces are proposed near the new building. However, ample parking is available to accommodate the anticipated enrollment for the coming years. The parking west of the library is often empty, so this can be used as well. There is also a public bus drop off in front of the building planned for this area FRCC enrollment peaked between years

2010 and 2011. FRCC does not anticipate expanding or building out the existing parking plans already approved on the south side of campus. Parking is adequate for any additional parking needs associated with the Health Careers Center.

- **Will any changes be made to the Harmony Library parking lot?**

FRCC does not anticipate any impact on the existing library parking.

- **Will spillover parking occur into the neighborhoods?**

No spillover parking is anticipated in the neighborhoods. Ample parking is available on campus, including a section of a parking lot that is currently closed off.

- **Will changes be made to the intersection at Starflower or Westbury?**

City staff will review a traffic impact study and will require changes if necessary. Staff can adjust signal timing if needed to accommodate new traffic.

- **How many new students are expected to occupy this space?**

Many of the health careers programs have caps of 16-20 students and lots of large equipment takes up most of the space. This new space will better accommodate the existing program enrollment capacity. FRCC admits 45 students in fall and spring for the nursing program.

- **Who is currently enrolled in these programs?**

Several of the programs are specifically for high school students who spend half-days in FRCC programs. Current programs are very space-constrained in the current buildings. Nursing and EMT programs in particular need space because of the big pieces of equipment and room needed for training

- **Are there plans to expand the programs in the future?**

No, there is not a plan to greatly expand the program in the future. This will simply allow us to house our current programs in a way that meets their needs better.

- **What kind of lighting will be used?**

“Full cut off” lighting will be used that is “Night Sky” compliant with the City’s program. We also do not want it to interfere with the existing observatory.

- **What kind of impacts will occur during construction?**

Answer from City staff: Traffic control permit must be obtained City when impacts to public streets. Trucks will not be allowed to pass through the residential neighborhoods. Trucks will try to make a right turn into the campus instead of using the left turn lane.

- **Will any special HVAC system be needed for this building and how will sound be managed?**

There won't be any heavy HVAC needed for this building. We are considering a geothermal system. The system should be very quiet and any system will be screened from view.

- **Will skylights or solar tubes be used?**

There will be an atrium where natural light will be used to light an entryway and corridors. Contractor/developer has used solar tubes to maximize natural light in spaces in other projects.

- **How will stormwater be managed?**

The stormwater mitigation will be part of the campus detention. The campus detention area was designed to be big enough to accommodate this building. The building must fit into the drainage plan and must meet the City's requirements.

- **What will the landscaping look like?**

The applicant team plans to continue current landscape design aspects already established across the campus. The landscaping plan will also need to follow the City's landscaping standards and preferred tree species.

- **Will the walking path around campus be expanded and/or preserved?**

Several meeting attendees remarked that they would like to see the walking path/loop continued for FRCC staff and as an amenity for neighbors. Applicant would be happy to expand or enhance this path.

- **Construction Timeline**

It is preferred by the applicant team that construction begin April 2019. The observatory may be moved prior to this date.

- **Campus Security**

One attendee commented that she has received several campus notifications regarding campus security. She then asked if there are plans to increase campus security. The new building will have safety features very similar to those associated with the existing buildings including adequate lighting and inclusion in other campus security measures.