



ITEM NO 2
MEETING DATE January 13, 2016
STAFF Holland
HEARING OFFICER

STAFF REPORT

PROJECT: University Square Subdivision Second Filing Plat, #FDP150031

APPLICANT: Steve Hultin
Colorado State University
1251 S. Mason Street
Fort Collins, CO 80523

OWNER: Board of Governors of the Colorado State University System
01 Administration Building
Fort Collins, CO 80523

PROJECT DESCRIPTION:

This is a request to replat the University Square property, located at the southeast corner of West Pitkin Street and the Mason Bus Rapid Transit (BRT) system. The second filing plat area is approximately 7.1 acres and is located in the Community Commercial (CC) zone district. The intent of the second filing replat is to configure the property as necessary for the CSU South College Parking Garage. While this amended plat is subject to review and approval by a hearing officer, the parking garage site and landscape plans were previously approved as a Site Plan Advisory Review (SPAR) by the Planning and Zoning Board on May 14, 2015.

RECOMMENDATION:

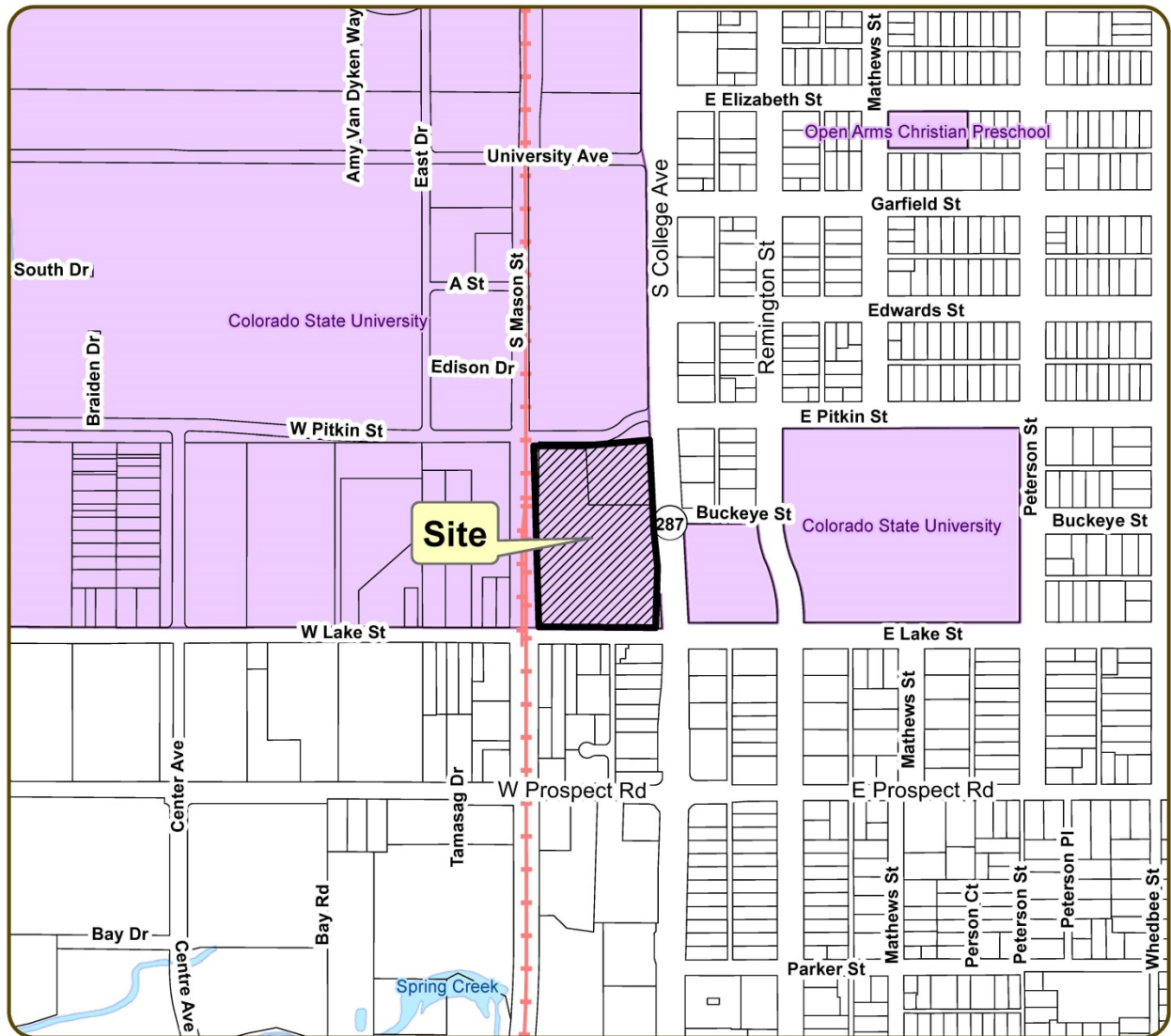
Approval of the University Square Subdivision Second Filing, #FDP150031

EXECUTIVE SUMMARY:

University Square Subdivision Second Filing complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The project complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The project complies with the relevant standards located in Article 3 – General Development Standards.
- There are no applicable zone district standards in the Community Commercial zone that pertain to the subdivision or replatting of property.

VICINITY MAP:



**University Square Second Filing Plat
Vicinity Map**

600 300 0 600 Feet

1 inch = 600 feet



COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	N/A	CSU Main Campus
South	Community Commercial (CC)	Residential and Offices, (future CSU Health and Medical Center)
East	Community Commercial (CC)	CSU Alumni and University Square buildings
West	N/A	CSU Main Campus

In 1921, the project boundary was included in the LC Moore's Annexation/Addition.

In 1973, the project boundary was incorporated into the University Square PUD, and an office building, motel and convention center were planned on the site with a zoning of "Planned Business".

In 1983, the University Square plans were amended to show a Residence Inn, apartments and offices. The plan was not implemented. The site is currently configured as a surface parking lot for CSU with the University Alumni Center and University Square office buildings situated in the northeast corner of the property. It is not clear when the existing parking lot was constructed.

In 2015, the CSU South College Parking Garage was approved by the Planning and Zoning Board as a Site Plan Advisory Review (SPAR). The parking garage approved with the SPAR is four stories with a total of approximately 662 parking spaces. The garage will replace an existing portion of the CSU surface parking lot located on the site, resulting in a net gain of approximately 450 parking spaces. The parking structure will be managed by CSU Parking and Transportation Services (PTS) and access would require a permit or meter payment. The CSU Medical Center is located south of this parking garage at the northwest corner of Prospect and College, and will likely utilize a portion of the garage parking spaces. The approved Parking Garage SPAR plans are attached with this staff report.

2. Compliance with Community Commercial (C-C) zone district Standards:

Parking Garages and Parking Lots are listed as a permitted principal Type 2 use in the Community Commercial District (in this case subject to SPAR). Compliance with Community Commercial standards was addressed with the SPAR process. In terms of the *Location* criteria of the SPAR review, the proposed site meets this requirement with a proposed use that is consistent with the City's land use designation. The Parking Garage SPAR staff report is attached for reference.

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

Section 3.3.1 – Plat Standards. The proposed plat meets all applicable *General Requirements* and provides all necessary *Reservations* and *Dedications*.

- In compliance with LUC 3.3.1(B)(1): The proposed lot pattern provides a site area and configuration that meets all applicable city zoning requirements.
- In compliance with LUC 3.3.1(B)(2): The general layout of lots, roads, driveways, utilities, drainage facilities and other services within the proposed development are designed in a way that accommodates and contributes to an interconnected street system within and between neighborhoods, preserves natural areas and features, and otherwise accomplishes the purposes and intent of this Land Use Code. The proposed plat is configured to achieve the intent of the SPAR site plan, the design of which is consistent with the applicable development standards set forth in Articles 3 and 4 of this Land Use Code.
- In compliance with LUC 3.3.1(C)(1): The layout of roads, driveways, utilities, drainage facilities, and other services remain in compliance with the City's engineering standards. The plat demonstrates proper dedication of public rights-of-way, drainage easements and utility easements that are needed to serve the area being developed.

4. Findings of Fact/Conclusion

In evaluating the University Square Subdivision Second Filing, #FDP150031, staff makes the following findings of fact:

- A. The project complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The project complies with the relevant standards located in Article 3 – General Development Standards.
- C. There are no applicable zone district standards in the C-C, Community Commercial zone that pertain to the subdivision or replatting of the property.

RECOMMENDATION:

Approval of the University Square Subdivision Second Filing, #FDP150031, based on the findings of fact on page 4 of the staff report.

ATTACHMENTS:

1. University Square Subdivision Second Filing plat, Page 1
2. University Square Subdivision Second Filing plat, Page 2
3. Existing University Square Plat
4. Moore's First Addition (annexation plat)
5. Old site plans for the property
6. Background – CSU Parking Garage SPAR Submittal Narrative
7. Background -- Approved SPAR Submittal CSU Parking Garage Plans
8. Background -- Staff report from the parking garage SPAR review

UNIVERSITY SQUARE SUBDIVISION SECOND FILING

Being A Replat Of Tract A, University Square Subdivision And
A Portion Of Lot 5 Of The Replat of Block 1 Of L.C. Moore's First Addition To The City of Fort Collins,
Situate In The Southeast Quarter Of Section 14, Township 7 North, Range 69 West Of The 6th P.M.,
City Of Fort Collins, County Of Larimer, State Of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

Parcel 1:

Tract "A", University Square Subdivision recorded April 19, 1974 as Book 1597 at Page 0698 at Reception No. 85750 of the Records of Larimer County, located in the Southeast Quarter of Section Fourteen (14), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

Said described Parcel 1 contains 288,245 Square Feet or 6.617 Acres, more or less.

Parcel 2:

A part of Lot 5 of the Replat of Block 1 of L.C. Moore's First Addition to the City of Fort Collins recorded October 3, 1925 as Book 4 at Page 98 at Reception No. 302277 of the Records of Larimer County, which begins at a point which bears S89°54'05"W (Record=N89°40'W) 1.40 feet from the SE corner of said Lot 5, said point of beginning also bears S00°05'49"E (Record=S00°22'W) 704.90 feet, and again N89°54'05"E (Record=S89°40'E) 467.37 feet from the NW corner of Tract "A" of University Square Subdivision, and runs thence S89°54'05"W (Record=N89°40'W) 163.60 feet; thence N00°05'49"W (Record=N00°22'E) 130.68 feet; thence N89°54'05"E (Record=S89°40'E) 156.41 feet; thence S03°14'36"E (Record=S02°47'E) 130.87 feet to the point of beginning, County of Larimer, State of Colorado.

Said described Parcel 2 contains 20,910 Square Feet or 0.480 Acres, more or less.

. . . (which above described Two Parcels contains 7.097 acres, more or less)

for themselves and their successors in interest The Board of Governors of the Colorado State University System, f/k/a Colorado State Board of Agriculture have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as UNIVERSITY SQUARE SUBDIVISION SECOND FILING, subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way. Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the type shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

Notice Of Other Documents:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the Engineering Department of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

OWNER: The Board of Governors of the Colorado State University System,
f/k/a Colorado State Board of Agriculture

By: _____ Date: _____
(name)(title)

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me by _____ as _____

of The Board of Governors of the Colorado State University System, f/k/a Colorado State Board of Agriculture, this _____, day of _____, 20____

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(c) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: _____

Address: _____

Registration No.: _____

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this _____ day of _____, A.D., 20____.

City Engineer

PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this _____ day of _____, A.D., 20____.

Director of Planning

City Clerk

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY

Steven A. Lund—On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

VACATION STATEMENT:

Know all men by these presents: that we, The Colorado State Board of Agriculture, being sole owners in fee of the Irrigation and Sanitary Sewer Easement, being described and depicted in the document recorded April 9, 1946 in Book 808 at Page 483 of the Records of Larimer County, and being described and depicted in the document recorded November 1, 1950 in Book 902 at Page 542 of the Records of Larimer County, located in Section 14, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT".

In witness whereof, and being the sole owners in fee of said easements in said document. We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

VACATION STATEMENT:

Know all men by these presents: that we, The Colorado State Board of Agriculture, being sole owners in fee of the Access and Parking Easement, being described and depicted in the document recorded August 30, 1984 in Book 2287 at Page 1674 of the Records of Larimer County, located in Section 14, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT".

In witness whereof, and being the sole owners in fee of said easements in said document. We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

VACATION STATEMENT:

Know all men by these presents: that we, The City of Fort Collins, being sole owners in fee of the Utility, Drainage and Emergency Access Easement, being described and depicted in the document recorded October 19, 1979 in Book 1997 at Page 779 of the Records of Larimer County, and being described and depicted in the document recorded January 6, 1984 in Book 2253 at Page 1418 of the Records of Larimer County, located in Section 14, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT".

In witness whereof, and being the sole owners in fee of said easements in said document. We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

VACATION STATEMENT:

Know all men by these presents: that we, the City of Fort Collins, being sole owners in fee of the multiple Sanitary Sewer Easements, being described and depicted in the documents recorded July 26, 1928 in Book 583 at Pages 29, 30 & 31 of the Records of Larimer County, located in Section 14, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT".

In witness whereof, and being the sole owners in fee of said easements in said documents. We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

VACATION STATEMENT:

Know all men by these presents: that we, the City of Fort Collins, being sole owners in fee of the Bus Stop Easement, being described and depicted in the document recorded October 19, 1979 in Book 1997 at Page 781 of the Records of Larimer County, located in Section 14, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT".

In witness whereof, and being the sole owners in fee of said easements in said document. We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

VACATION STATEMENT:

Know all men by these presents: that we, EMIGH LATERAL, being sole owners in fee of the easement, being a part of Tract A of University Square, a Subdivision located in Section 14, Township 7 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easement labeled "VACATED BY THIS PLAT".

In witness whereof, and being the sole owners in fee of said easement in University Square, a Subdivision of the City of Fort Collins, Colorado. We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of Section 14, T.7N., R.69W., as bearing South 00°00'33" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2656.51 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Policy Number 597-F0511342-363-TOW, AMENDMENT NO. 2, dated March 19, 2015 at 7:00 a.m. as prepared by Fidelity National Title Company to delineate the aforesaid information.

NOTICE

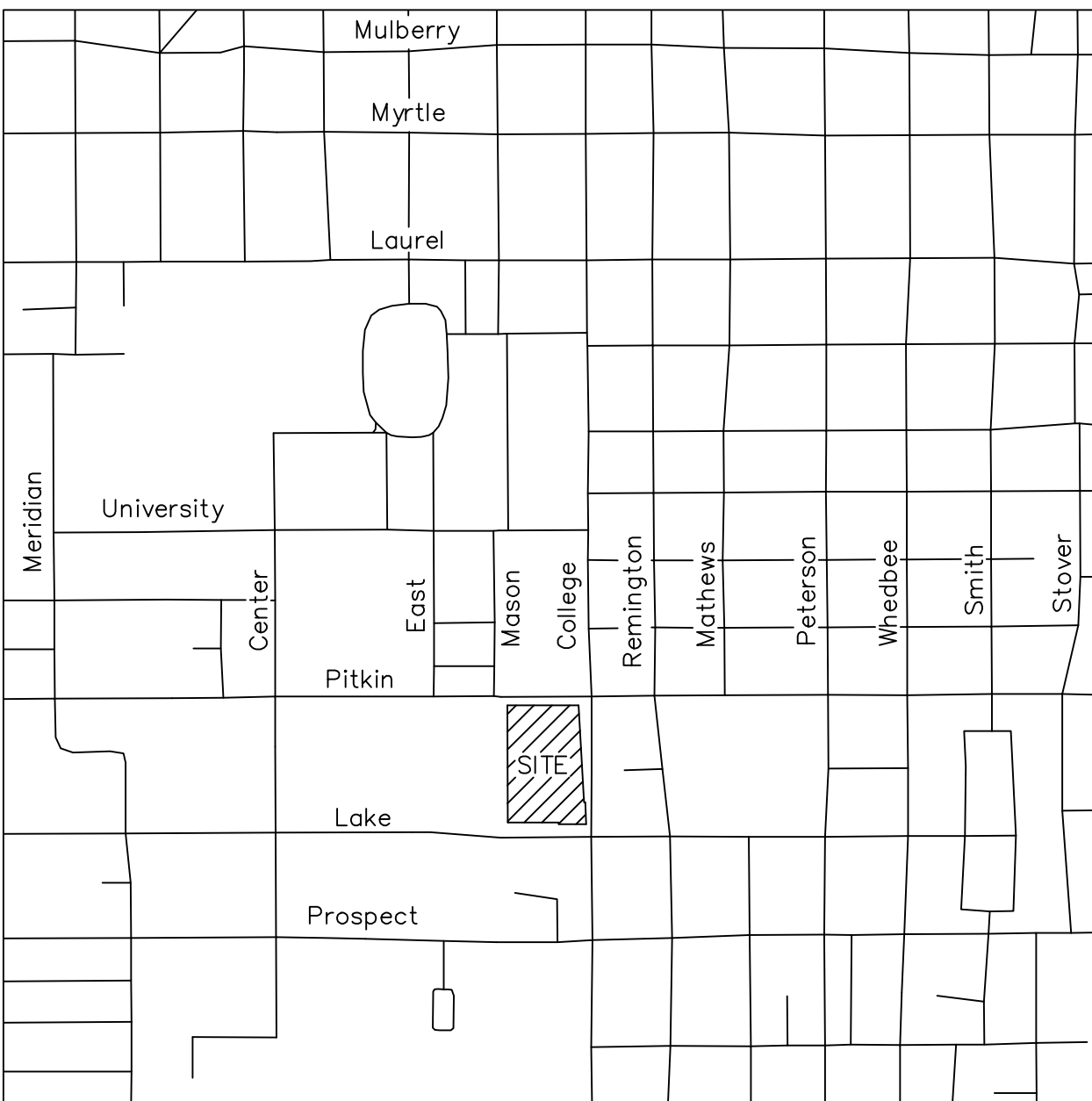
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

FLOOD PLAIN NOTE

Entire property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per City of Fort Collins website fcgov.com and per FEMA flood map 08069C0979H revised May 12, 2012. For further information, call City of Fort Collins Utilities, phone (970) 221-6700.

ZONING NOTE

The subject property is in Zone Community Commercial District (CC) and CSU Jurisdiction.



VICINITY MAP
SCALE: 1"=2000'

DATE:
7/8/2015
FILE NAME:
2015083B-SUB
SCALE:
1"=30'
DRAWN BY:
CSK
CHECKED BY:
SAL

KING SURVEYORS
650 E. Garden Drive Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com



DATE:
REVISIONS:
UNIVERSITY SQUARE SUBDIVISION 2ND FILING
FOR COLORADO STATE UNIVERSITY
FACILITIES SERVICE NORTH
FORT COLLINS, CO 80523

PROJECT #:
2015083-B

1
SHEET 1 OF 2

DATE:	7/8/2015
FILE NAME:	2015083B-SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	SAL

REVISIONS:	DATE:

UNIVERSITY SQUARE SUBDIVISION 2ND FILING
FOR
COLORADO STATE UNIVERSITY
FACILITIES SERVICE NORTH
FORT COLLINS, CO 80523

PROJECT #:
2015083-B

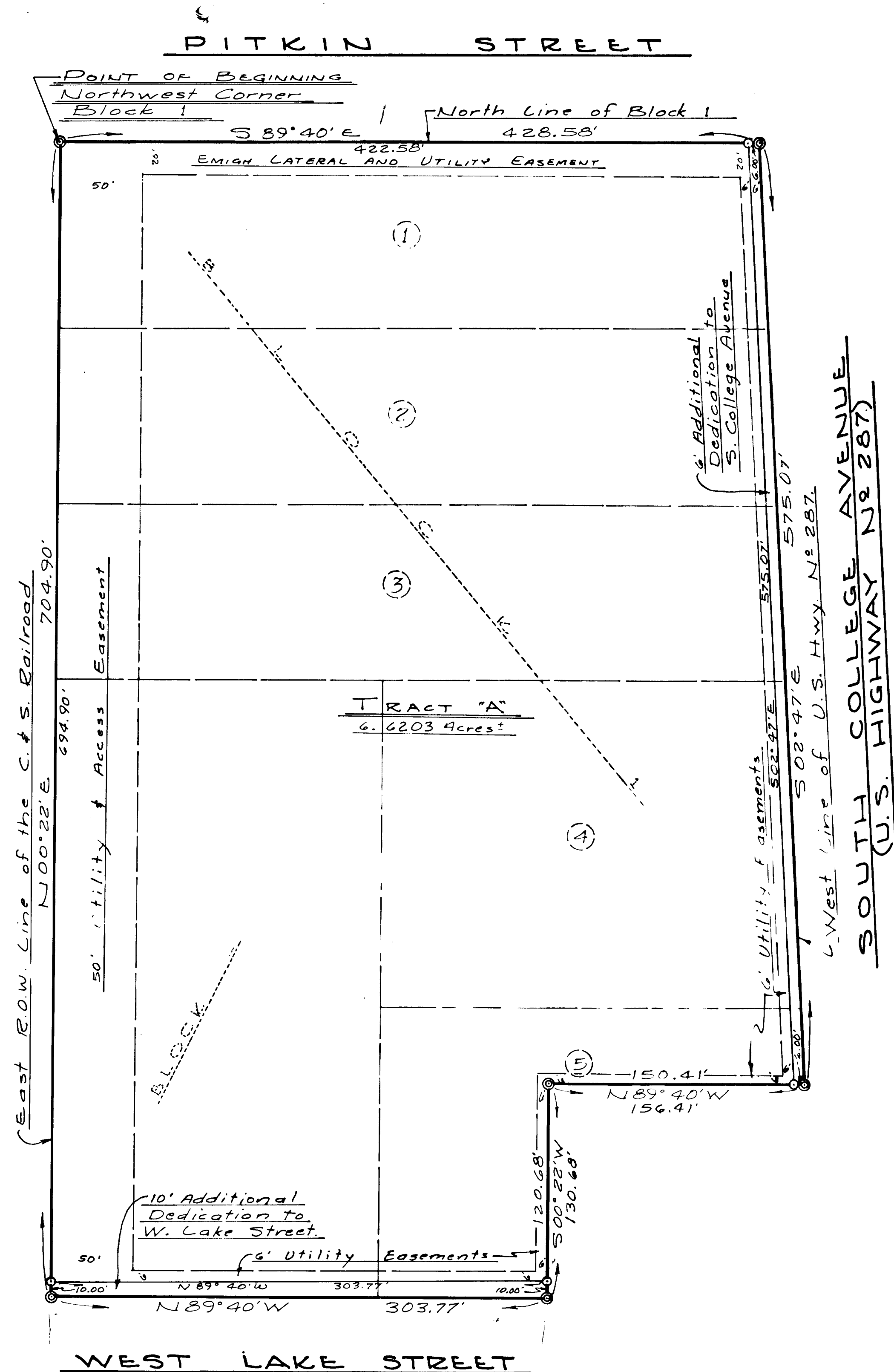
2

SHEET 2 OF 2



PLAT OF THE UNIVERSITY SQUARE SUBDIVISION

BEING A PART OF LOTS 1, 2, 3, 4, & 5, BLOCK 1 OF THE REPLAT OF BLOCK 1 OF
L.C. MOORE'S FIRST ADDITION, AND ALL OF BLOCK 2 OF THE REPLAT OF G.F. WIARD'S
ADDITION TO THE CITY OF FORT COLLINS, STATE OF COLORADO



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit: Part of Lots 1, 2, 3, 4, & 5, Block 1 of the Replat of Block 1, L.C. Moore's First Addition, and all of Block 2 of the Replat of G.F. Wiard's Addition to the City of Fort Collins, Colorado, according to plat filed October 2, 1925, which is all more particularly described as follows: Begin at the Northwest corner of said Block 1 and run thence S 89° 40' E 428.58 feet along the North line of said Block 1 to the West line of U.S. Highway No. 287; thence along said West line, S 02° 47' E 575.07 feet; thence N 89° 40' W 156.41 feet; thence S 00° 22' W 130.68 feet to a point on the North line of West Lake Street; thence along said North line, N 89° 40' W 303.77 feet to a point on the East line of the Colorado and Southern Railroad; thence N 00° 22' E 704.90 feet to the point of beginning, containing 6.7692 acres, more or less, have caused the same to be surveyed and subdivided into a lot as shown on this plat to be known as the UNIVERSITY SQUARE SUBDIVISION, and do hereby dedicate and convey, to and for public use, forever hereafter, the streets and easements as shown on this plat.

WITNESS our hand and seal this 21 day of January, A.D. 1973.

LAMBDA CHI ALPHA FRATERNITY, INC.

By Max A. Morton President Attest: Robert E. Danielson Secretary

Harold H. Miller

State of Colorado } ss:
County of Larimer }
The foregoing instrument was acknowledged before me this 21 day of January, A.D. 1973, by Max A. Morton, as President, and by Robert E. Danielson, as Secretary of the Lambda Chi Alpha Fraternity, Inc., and by Harold H. Miller.

My notarial commission expires Notary Public

ENGINEER'S CERTIFICATE:

James H. Stewart, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says, that the survey and plat of the University Square Subdivision were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

James H. Stewart
James H. Stewart
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 21 day of January, A.D. 1973.

My notarial commission expires Notary Public

APPROVED:

By the Planning and Zoning Board of Fort Collins, Colorado, this 7th day of January, A.D. 1973.

William J. Puse
Secretary

APPROVED:

By the City Council of the City of Fort Collins, Colorado, this 21st day of March, A.D. 1973.

Verna Lewis
City Clerk

ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE BEST
QUALITY IMAGE POSSIBLE TAKEN
FROM VERY POOR QUALITY
ORIGINALS

RESOLUTION

OF THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, ACCEPTING AND APPROVING THE PLAT OF WHAT IS KNOWN AS REPLAT OF BLOCK ONE OF L. C. MOORE'S FIRST ADDITION AND BLOCK TWO OF C. F. WIARD'S ADDITION TO THE CITY OF FORT COLLINS, COLORADO, UPON THE PETITION AND APPLICATION OF THE OWNERS OF THE ENTIRE AREA EMBRACED IN SAID PLAT, AUTHORIZING THE CITY OF FORT COLLINS TO MAKE A PART OF THE CITY OF FORT COLLINS, AND TO BE INCLUDED WITHIN THE LIMITATIONS AND JURISDICTION THEREOF, PURSUANT TO THE ACT WHICH CONTAINS IN SECTION 9213 OF THE COMPILED LAWS OF COLORADO OF 1901, AND ORDINANCE NO. 14, 1924, PROVIDING RULES AND REGULATIONS FOR THE ACCEPTANCE OF ADDITIONS TO THE CITY OF FORT COLLINS, AND ~~SUPPLEMENTARY~~ SUPPLEMENTARY TO SECTION 9213 OF SAID COMPILED LAWS OF COLORADO OF 1901, AND ORDINANCE NO. 14, 1924, THEREOF.

WHEREAS, The First National Bank of Fort Collins, Colorado, corporation, L. C. Moore, Agnes F. Moore, Charles H. Sherman, M. H. Samuel J. Robinson, George G. Benson and Mina Tarr, have this day filed and presented their petition and application to the City Council as the owners of all of the entire area embraced in what is known as Block One of L. C. Moore's First Addition, and Block Two of C. F. Wiard's Addition to the City of Fort Collins, Colorado, comprising the area shown in Block One of L. C. Moore's First Addition, and Block Two of C. F. Wiard's Addition, as shown in the replat thereof annexed to said petition, and said replat has been duly signed and acknowledged by the said owners, conveying and dedicating the streets and alleys in said proposed addition to the City of Fort Collins for the use of the public; to be included within the jurisdiction thereof, which said map or replat annexed to the said petition shows that the proposed streets and alleys therein are in conformity with the courses and angles with the streets and alleys of adjoining portions of the City of Fort Collins, and that all streets have been duly brought to the established grade, in accordance with the requirements of the Ordinances of the City of Fort Collins, and Ordinance No. 14, 1924; and that all bridges and culverts have been constructed therein as required by Ordinance No. 14, 1924; and the costs thereof have been paid by the applicants;

taxes assessed against the said territory so embraced in said proposed plat have been paid; and the said application has attached thereto the certificate of the deputy electrical inspector that all buildings situate in areas of territory proposed to be annexed have been inspected by him as provided by Council Ordinance No. 14, 1924, and his certificate filed for the same, and it has been made for complying with the requirements of the ordinance as to same, as shown by the certificate of inspection; and in the same application the applicants for themselves and their grantees, covenant and agree to and with the City of Fort Collins that upon the acceptance of the said application it is expected, known and understood that the applicants and their grantees expressly covenant and agree that they will be bound by and will observe and obey the ordinances in force in effect at the time of the acceptance of said annexation of additional territory, the installation and payment for local public improvements; and

WHEREAS, On the 26th day of July, 1921, a plat of L. C. Moore's First Addition to the City of Fort Collins, Colorado, was filed for record in the office of the County Clerk and Recorder of Larimer County; and

WHEREAS, On the 22nd day of December, A. D. 1921, a plat of G. F. Viard's Addition to the City of Fort Collins, Colorado, was filed for record in the office of the County Clerk and Recorder of Larimer County; and

WHEREAS, It has subsequently been found that the description of Block One, in Block One, and Block One, in said L. C. Moore's First Addition to the City of Fort Collins are incorrect; and

WHEREAS, It has been found that the description of Block One, in G. F. Viard's Addition is in correct; and

WHEREAS, Each and all of the owners of the lots contained in Block One of L. C. Moore's First Addition to the City of Fort Collins, and the owners of all of Block Two, G. F. Viard's Addition, have agreed and covenanted with their heirs, executors, administrators and assigns, that the description of Block One in the plat annexed hereto and made a part hereof, to be known as Block One of L. C. Moore's First Addition, and Block Two of G. F. Viard's Addition to the City of Fort Collins, is a correct and true description of Block One of L. C. Moore's First Addition and said Block Two of G. F. Viard's Addition.

BE IT FURTHER RESOLVED By the City Council that the use of the said replat shall in no wise affect any assessment or levy for special assessments heretofore made or to be made for improvements already made or to be installed by the City of Fort Collins, Colorado.

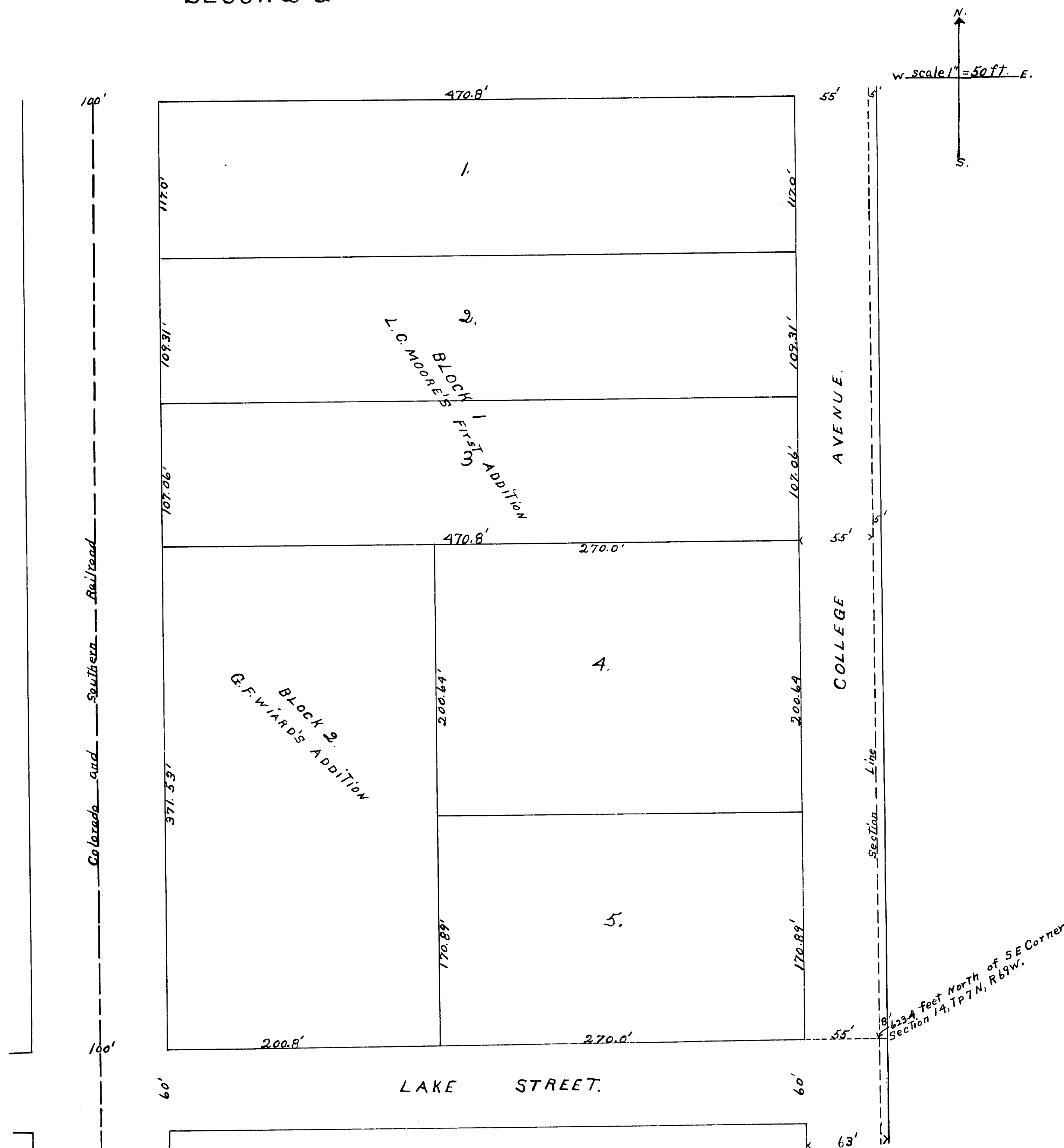
Passed and adopted at a regular meeting of the City Council on the 26th day of Sept., A. D. 1925.

A. R. Montgomery
Commissioner of Safety and Efficiency

ATTEST:

A. Rose
City Clerk.

RE-PLAT OF BLOCK ONE
OF
L.C. MOORE'S FIRST ADDITION TO FORT COLLINS, COLO.
AND
BLOCK 2 G. F. WIARD'S ADDITION TO FORT COLLINS, COLO.



Know all men by these presents: That, Whereas L. C. Moore, Agnes F. Moore, Charles H. Sherman, M. H. Shaw, Samuel J. Robinson, George G. Benson, Mina Tarr, and The First National Bank of Fort Collins, Colorado, being the owners of all of Block One (1) of L. C. Moore's First Addition To The City of Fort Collins, and Block Two (2) of G. F. Wiard's Addition To The City of Fort Collins, as per plats on file in the office of the County Clerk and Recorder of Larimer County, Colorado; and Whereas, The descriptions of said lots in Block One (1) as platted in said plats of L. C. Moore's First Addition To The City of Fort Collins, and Block Two (2) of G. F. Wiard's Addition To The City of Fort Collins are incorrect; and Whereas, The undersigned, the owners of all of said Block One (1) of L. C. Moore's Addition and Block Two (2) of G. F. Wiard's Addition To The City of Fort Collins, have agreed To and with each other That This Re-Plat of Block One (1), L. C. Moore's First Addition and Block Two (2) of G. F. Wiard's Addition To The City of Fort Collins, is the true and correct description of said lots and blocks, and hereby subdivide same into lots as shown by this plat, To be known as Re-Plat of Block One (1), L. C. Moore's First Addition and Block Two (2) of G. F. Wiard's Addition To The City of Fort Collins, and hereby dedicate and convey To and for Public use forever all The streets and alleys as laid out and designated on said plat.

Witness Our hands and seals This 28th day of August A. D. 1925.

L. C. Moore (Seal)
Agnes F. Moore (Seal)
Charles H. Sherman (Seal)
M. H. Shaw (Seal)
Samuel J. Robinson (Seal)
George G. Benson (Seal)
Mina Tarr (Seal)

The First National Bank of Fort Collins, Colorado.
By L. C. Moore President.

Attest:
John R. Handy Cashier.

State of Colorado }
County of Larimer }

I, William A. Bryan III, a Notary Public in and for said County, in the State aforesaid, do hereby certify that L. C. Moore, Agnes F. Moore, Charles H. Sherman, M. H. Shaw, Samuel J. Robinson, George G. Benson, Mina Tarr, who are personally known to me to be the persons whose names are subscribed to this plat, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary acts, for the uses and purposes therein set forth; and L. C. Moore and John R. Handy, who are personally known to me to be the same persons whose names are subscribed to this plat as President and Cashier of the First National Bank of Fort Collins, Colorado, a Corporation organized under the Banking Laws of the United States, and who are known to me to be such officers respectively, appeared before me this day in person, and severally acknowledge; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that the same was thereunto affixed by the authority of said corporation; that the said instrument was by like authority subscribed with its corporate name; that the said L. C. Moore is the President of said Corporation, and the said John R. Handy is the Cashier thereof, and that by authority of said Corporation they respectively subscribed their names thereto as President and Cashier, and that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of August A. D. 1925.
My Commission expires January 30, 1928.

William A. Bryan III
Notary Public.

State of Colorado }
County of Larimer }

Emmet C. McAnelly, being duly sworn on oath deposes and says that the re-survey of Block One (1) L. C. Moore's First Addition to the City of Fort Collins, and Block Two (2) of G. F. Wiard's Addition to the City of Fort Collins, was made by him, and that the map thereof was drawn by him, that such survey is correctly represented upon the accompanying map; that he has read the statements thereon and that the same are true of his own knowledge.

Emmet C. McAnelly
Licensed Engineer.

Subscribed and sworn to before me this 28th day of August A. D. 1925.
My Commission expires January 30, 1928.

William A. Bryan III
Notary Public.

11-22 746 740

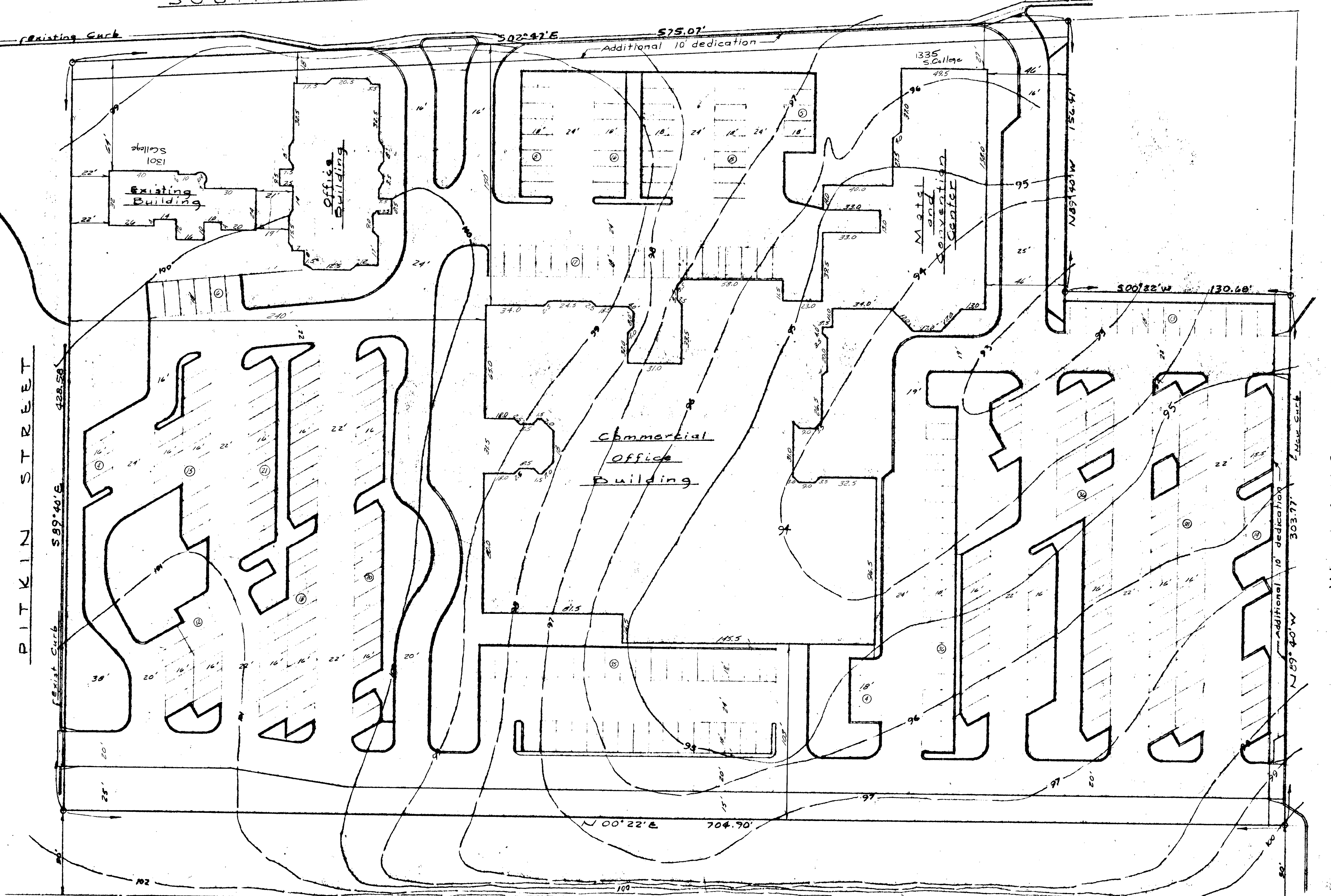
UNIT DEVELOPMENT PLAN UNIVERSITY SQUARE



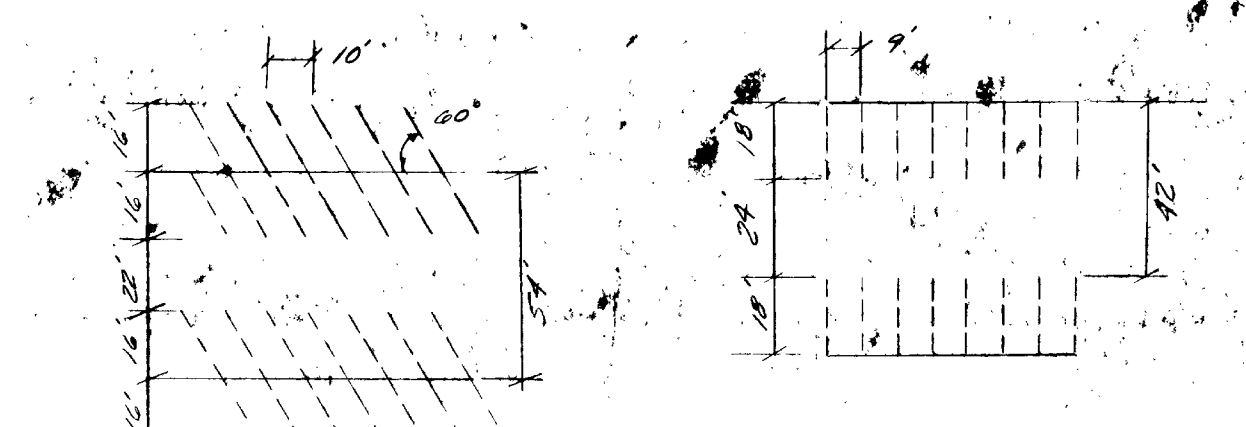
SCALE: 1" = 30'

SOUTH BOUND LANE COLLEGE AVENUE (U.S. HWY. NO. 287)

LAND USE UNIVERSITY SQUARE		
TOTAL AREA OF TRACT: 294,868 Sq. Ft. (6.7692 Ac.)		
LAND COVERAGE: 82,000 Sq. Ft.		
VEHICLE AREA: 155,593 (Not Including Garage Area)		
BUILDING: TOTAL AREA: 95,134 Sq. Ft.		
PARKING SPACES REQUIRED: 320		
PARKING SPACES SHOWN: In Garage 121 447 On Grade 325		
BUILDINGS	TOTAL AREA	REQ'D PARKING SPACES
EXISTING BLDG.	2,400 Sq. Ft.	1:200 = 12
OFFICE BLDG.	6,600 Sq. Ft.	1:200 = 33
COMMERCIAL BLDG.	56,134 Sq. Ft.	1:150 = 125
HOTEL/CONVENTION CENTER	30,000 Sq. Ft.	1:200 = 150
ZONING: B-P, PLANNED BUSINESS		



TYPICAL PARKING MODULE



Centerline C. & S. Railroad

LEGAL DESCRIPTION

Begin At The NW Corner Of Block 1 Of The Replat On Block 1 Of L.C. Moore's Addition To The City Of Fort Collins, Colorado; Thence Along The North Line Of Said Block 1, 589'40.6' To The West Line Of 415 Highway No. 1; Thence Along Said West Line, 500'22' To The North Line Of 415 Highway No. 1; Thence Along Said North Line, 130.68' To The North R.O.W. Line Of West Lake Street; Thence Along Said North Line, N 89°40' W 303.77' To The East Right-Of-Way Of The Colorado And Southern Railroad; Thence Along Said East Line, N 00°22' E 704.90' To The Point Of Beginning, CONTAINING 6.7692 Acres (294,868 Sq. Ft.) More Or Less, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON PLATS ON FILE NOW ON RECORD.

APPROVED by the Planning and Zoning Board of Fort Collins, Colo. 1/1/74

APPROVED by the City Council of Fort Collins, Colorado March 31, 1974

JAMES H. STUART AND ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
214 N. HAWES ST. FT. COLLINS, COLORADO 80521

DEVELOPER: Poudre Valley Construction
Harold Miller
2120 S. COLLEGE AVENUE
FORT COLLINS, COLORADO
PHONE: 482-7154

ADMINISTRATIVE CHANGE
2935 F addition to bldg making it accessible
approved 5-14-93 S.R.C. Plan
w/cond drainage etc and no encroachment
on easement.

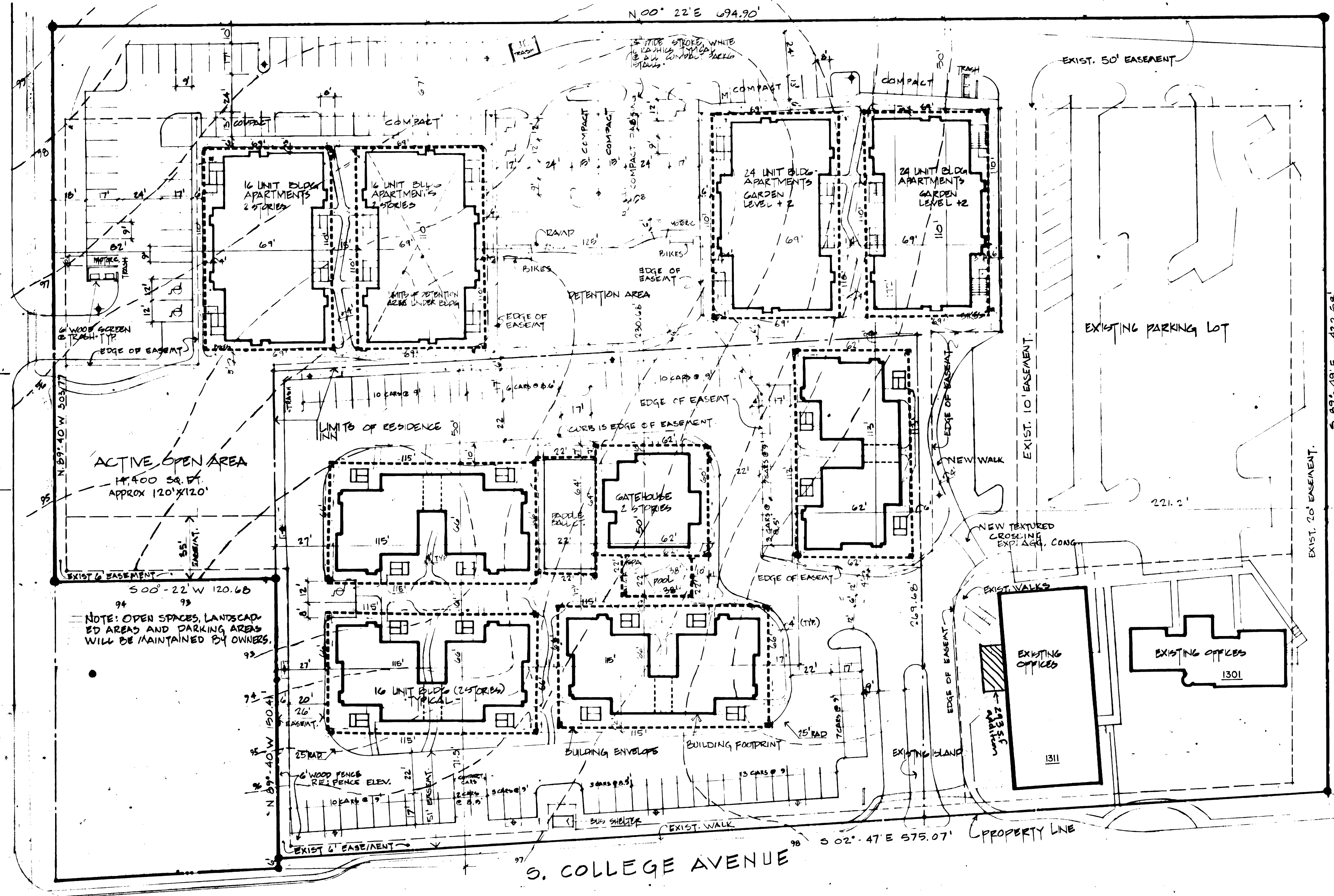
The undersigned, being the lawful owners of the property described
on this site plan, do hereby certify that they accept the conditions
and restrictions set forth on said site plan.

Donald A. Miller Pres.(signed)
Poudre Valley Const Co. Inc. (signed)

This is to certify that on the 6th day of July, A.D.,
1993 I examined the records of the Office of the Clerk and Recorder
of Larimer County, Colorado, and established that the owners and
proprietors of record of the proposed site plan
are as shown hereon as of this date.

Owners:
Poudre Valley Construction
Co. Inc. a Colorado Corporation

William A. Allen
Attorney



II. PROJECT INFORMATION

Parcel Size:
Gross Acres 7.83 (341,121 S.F.)
Net Acres 6.77 (294,868 S.F.)

Residential Density:
Residence Inn 48 Studio Units
16 Studio Units with Lofts
Net Density = 28 units/acre

Apartments
40 1-Bedroom Units
40 2-Bedroom Units
Net Density = 25 units/acre
Office Density
21,500 S.F.
Net Density = 14,429 SF/acre

Ratio: Floor Area to Lot Size
Office Space 21,500 = .33
64,900

Residential
Residence Inn 42,200 = .42
95,000
Apartments 58,000 = .43
135,036

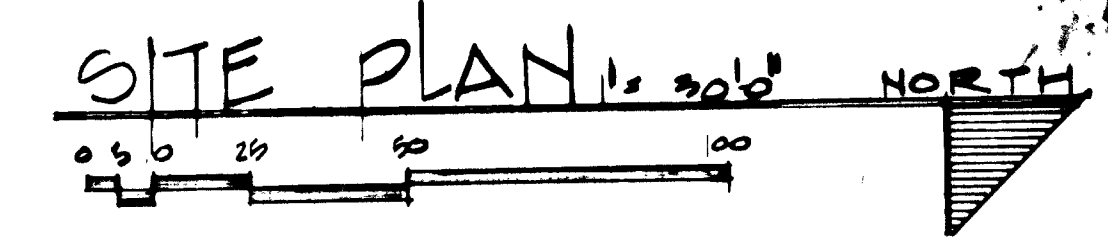
Coverage of Buildings, Paving, Open Space

Building Coverage: (footprint)
Existing Offices 8,880 S.F.
Residence Inn 18,835 S.F.
Apartments 23,200 S.F.
60,915 S.F. (17.3% of Net Site)

Driveway & Parking 107,500 S.F. (36.4% of Net)
Public Street R.O.W. 46,220 S.F.
Open Space 136,453 S.F. (46.3% of Net)
Active Open Space 14,400 S.F. (4.8% of Net)

Parking
Residence Inn: Handicapped Parking 1
Compact Parking 2
Regular Parking 73
TOTAL 76

Apartments & Existing Offices:
Handicapped Parking 5
Compact Parking 44
Regular Parking 148
TOTAL 197



DECORATIVE POLE LIGHTS
ADDITIONAL SECURITY LIGHTING
MOUNTED ON BUILDING

LEGAL DESCRIPTION:

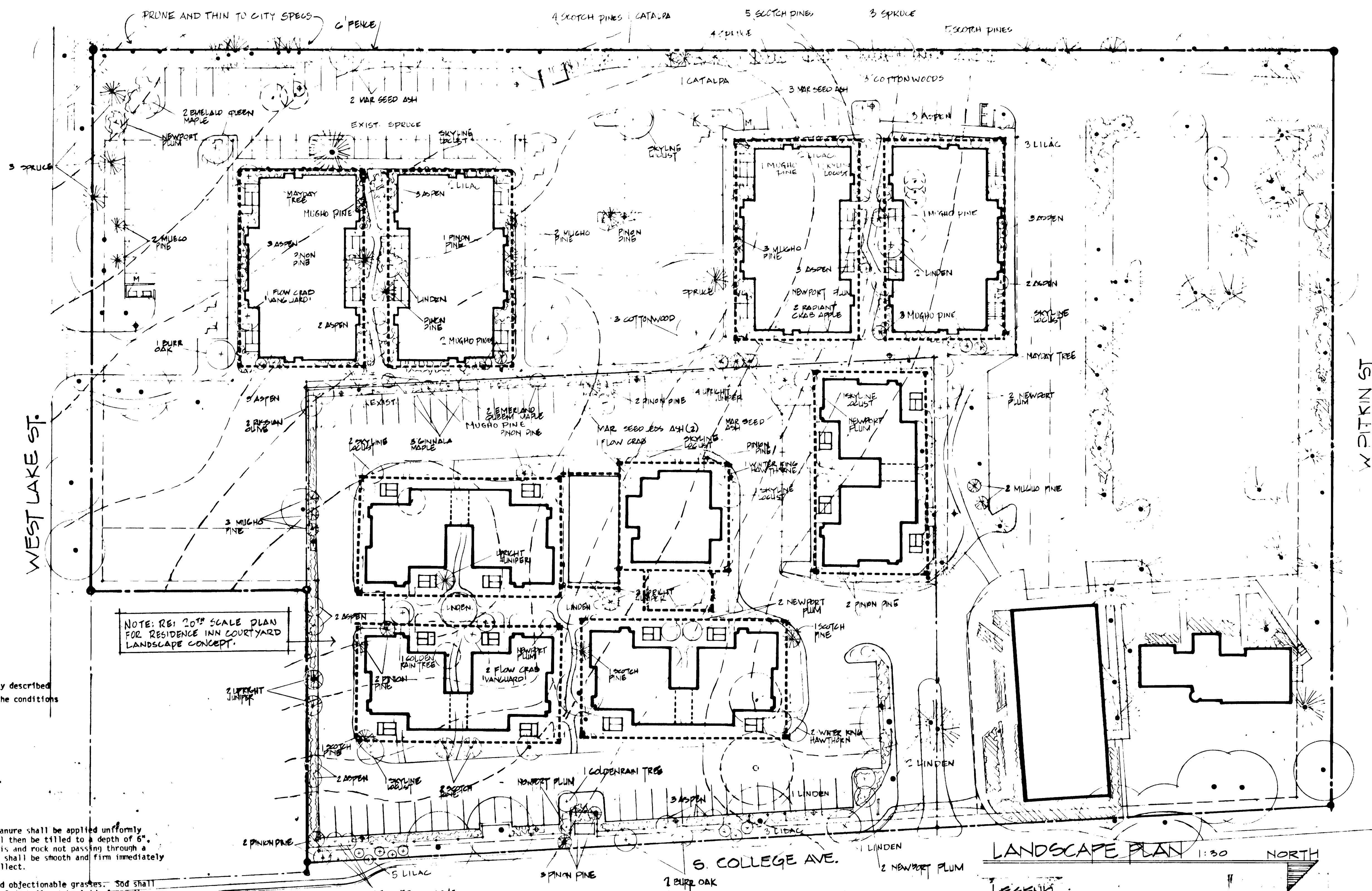
Lots 1, 2, 3 and part of Lots 4 and 5 Replat of Block 1
of the L. C. Moore's Addition and a part of Block 2 of
G. F. Waird's Addition to the City of Fort Collins,
Colorado, which is more particularly described as
follows: Begin at the Northwest corner of said Block 1
and run S 89° 40' E 428.58 feet along the North line
of said Block 1 to the West line of U.S. Highway No. 287;
thence along said West line S 02° 47' E 575.05 feet;
thence N 89° 40' W 156.41 feet; thence S 00° 22' W
130.68 feet to the North R.O.W. line of West Lake Street;
thence along said R.O.W. N 89° 40' W 303.77 feet to the
East line of the Colorado & Southern Railroad; thence
along said East line, N 00° 22' E 704.90 feet to the
point of beginning containing 6.7692 acres (294,868 S.F.)
more or less than being subject to all easements and
rights of way as are now in place or are of record.



Suite 1000 Savings Bldg. • Oak at Howes
P.O. Box 251 Fort Collins, CO 80522
(303) 484-0117

Robb and Brenner, Inc.
Architects/Planners
AN ADMINISTRATIVE CHANGE TO
UNIVERSITY SQUARE P.U.D.

SITE PLAN 1:30	JOB NO. 63-0	DATE 7/1/93	DWG. NO. CHN043
REV. 6/21/83			
REV. 6/30/83			
(DIMENSIONS ADD)			



The undersigned, being the lawful owners of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.

Herald A Miller Pres (signed)

Stacye Walker, Post B.L., (signed)

NOTES:

Over all areas to be sodded, well decayed ground cattle manure shall be applied uniformly at the rate of 2 cu. yd. per 1,000 sq. ft. The areas shall then be tilled to a depth of 6". leveled and raked to a suitable finished grade. All debris and rock not passing through a hand rake shall be removed from the surface. The surface shall be smooth and firm immediately before sodding, leaving no depressions where water may collect.

sod shall be Kentucky Bluegrass blend, free from weeds and objectionable grasses. Sod shall be protected in transit and on the site from drying out. Sod shall not be laid closer than 24" from the center of shrubs and 12" from the trunks of trees. Surface of sod shall be 1" below all adjacent edgings. Immediately upon installation, sod shall be watered to be wet clear through to a depth of 4". When moisture content of soil is proper, sod shall be rolled. The contractor is responsible for watering of sod until acceptance of work.

For rock mulch areas, prepare subgrade carefully to provide adequate surface drainage. Rock mulch shall be a 3" layer of 3/4" to 1-1/2" diameter washed river rock placed over a layer of 6 mil black polyethylene. Courses of 6 mil black polyethylene shall overlap at least 6". Around plants, 6 mil black polyethylene shall be removed from an area equal to the size of the ball or root system of the plant at planting time.

Steel edging shall be 1/8"x6" steel strap, shop painted with a coat of black oil base paint, to be installed vertically, bolted or welded at joints. The top of the edging shall be 1" above sod grade. Edging shall be notched for drainage where needed.

All sod areas shall be irrigated with an automatic subsurface pop-up spray system.

All shrub beds shall be irrigated with a trickle irrigation system.

Areas between buildings and walks and courtyard environments will consist of concentrated foundation plantings, ground covers, flowers, and small trees and shrub groupings. Large scale plan will be prepared and approved prior to certificate of occupancy.







PLANT LIST

QUANTITY	PLANT NAME	SIZE
	<u>Evergreen Trees</u>	
17	Pinon Pine (Pinus Edulis)	10'-12' or tree spade
25	Scotch Pine (Pinus Sylvestris)	10'-12' or tree spade
8	Spruce (Picea Pungens Glauca)	10'-12' or tree spade
9	Upright Juniper (Juniperus Scopulorum)	7 Gal.
20	Muyong Pine (Pinus Mugho)	24"BB

QUANTITY

- 2 Catalpa (Catalpa Speciosa)
- 2 Burr Oak (Quercus Macrocarpa)
- 4 Emerald Queen Maple (Acer Platanoides 'Emerald Queen')
- 6 Cottonwood (Populus Sargentii)
- 8 Seedless Locust (Gleditsia Tricanthos Inermis 'Skyline')
- 6 Seedless Ash (Fraxinus Pennsylvanica 'Marshall Seedless')
- 4 Greenspire Linden (Tilia Cordata 'Greenspire')
- 4 Flow. Crab - Vangard (Malus sp. 'Vangard')
- 5 Flow. Crab - Radiant (Malus sp. 'Radiant')
- 11 Newport Plum (Prunus Americana 'Newport')
- 3 Ginnala Maple (Acer Ginnala)
- 3 Russian Olive (Elaeagnus Angustifolia)
- 26 Aspen (Populus Tremuloides)
- 2 Mayday Tree (Prunus Padus)
- 2 Goldenrain Tree (Koeleruteria Paniculata)
- 2 Winter King Hawthorn (Crataegus Viridis)
- 20 Lilac (Syringa Vulgaris)

SIZE


3" BB		EXIST. EVERGREEN TREE
3" BB		
3" Cont.		
3" BB		PROPOSED SHADE TREE
3" BB		
3" BB		
2 1/2" BB		
2 1/2" BB		PROPOSED EVERGREEN TREE
2 1/2" BB		
2 1/2" BB		
2 1/2" BB		PROPOSED JUNIPERS
2 1/2" BB		
2 1/2" BB		
2 1/2" BB		EXIST. SHRUBS
2 1/2" BB		
5 Gal.		PROPOSED SHRUBS - AS DIRECTED BY LANDSCAPE ARCHITECT

STATE OF COLORADO
★
WILLIAM C. WILLIAMS
B-302
MECHANICAL ENGINEERING
★
LICENSED ARCHITECT 18

Suite 1080 Savings Bldg. • Oak at Howes
P.O. Box 251 Fort Collins, CO 80522
(303) 484-0117

Robb and Brenner, Inc.
Architects/Planners

Robb and Brenner, Inc.
Architects/Planners



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P.O. Box 251 Fort Collins, CO
(303) 484-0117

**AN ADMINISTRATIVE CHANGE TO
UNIVERSITY SQUARE P.U.D.**

LANDSCAPE PLAN		
	JOB NO.: 88-0	
	DATE: 5/13/83	
	DWN: CAP	CHKD: CAB

REV. 6/22/83

LP-1



Office of Facilities Management

Fort Collins, Colorado 80523-6030
6030 Campus Delivery

April 16, 2015

Jason Holland
Planner
Development Review Center
281 North College Avenue
Fort Collins, CO 80524

RE: CSU South College Avenue Parking Structure

Dear Jason,

The South College Avenue Parking Structure would be a new +/- 660 space, 4-story, parking structure on the CSU main campus. As redevelopment occurs in the core of the campus, parking relocates to the periphery of the campus per the University Master Plan approved by the Board of Governors. Constructing additional parking inventory is needed for daily campus users and is also a requirement of the City/ CSU Stadium IGA. The structure would be managed by CSU Parking and Transportation Services (PTS) and would require a permit or meter payment in order to utilize it. Essentially following the precedent set by the Lake Street Parking structure on campus.

The site is approximately 2.6 acres in total and is currently a surface parking lot in the PTS inventory. The University Alumni Center and University Square office buildings will be adjacent to the structure to the East while the Mason Trail and MAX BRT are adjacent to the West. The structure would force a redirect of a community bike and pedestrian connection between the College Avenue underpass and the Mason trail.

The projected major egress point of the garage would be off of Pitkin Street to the north. Existing parking lot access points off of College Avenue would be maintained and would provide access to the south entry of the garage as well as the remaining surface parking lot. While circuitous, access to Pitkin Street can be made through the garage by parking lot users. The garage would also include covered bike parking as an amenity to members of the campus community.

Stormwater on this site was accounted for with the development of the MAX project and is designed to handle this redevelopment. The project will provide water quality treatment on either side of the garage prior to water reaching inlets that connect to onsite detention as well as an existing storm line on the west.

Architectural detailing of the building takes its clues from the existing Lake Street parking structure. A mix of colored precast concrete, random ashlar sandstone, red sandstone shiners, and glass enclosed

stairwells are all part of the established character. Inside the garage, LED lighting and painted overheads provide a brighter and a safer feeling environment.

This project addresses the **Character**, **Location** and **Extent** requirements of pertinent State Statute and evolving City of Fort Collins SPAR requirements in the following ways:

Location- the parking lot is situated along the east perimeter of campus immediately adjacent to US 287 and Pitkin Street. Adjacent connectivity to The Horn and MAX transit, as well as the Mason Trail, provides campus users with additional mobility alternatives.

Character- The project will conform to the landscape, lighting standards, and materials spelled out in the CSU Aesthetic Guidelines and CSU Facilities Construction Standards Manual. The garage follows the architectural aesthetic and material quality already established by the Lake Street Parking Structure. This existing structure has successfully blended into the campus and has become a signature building at the south campus entry.

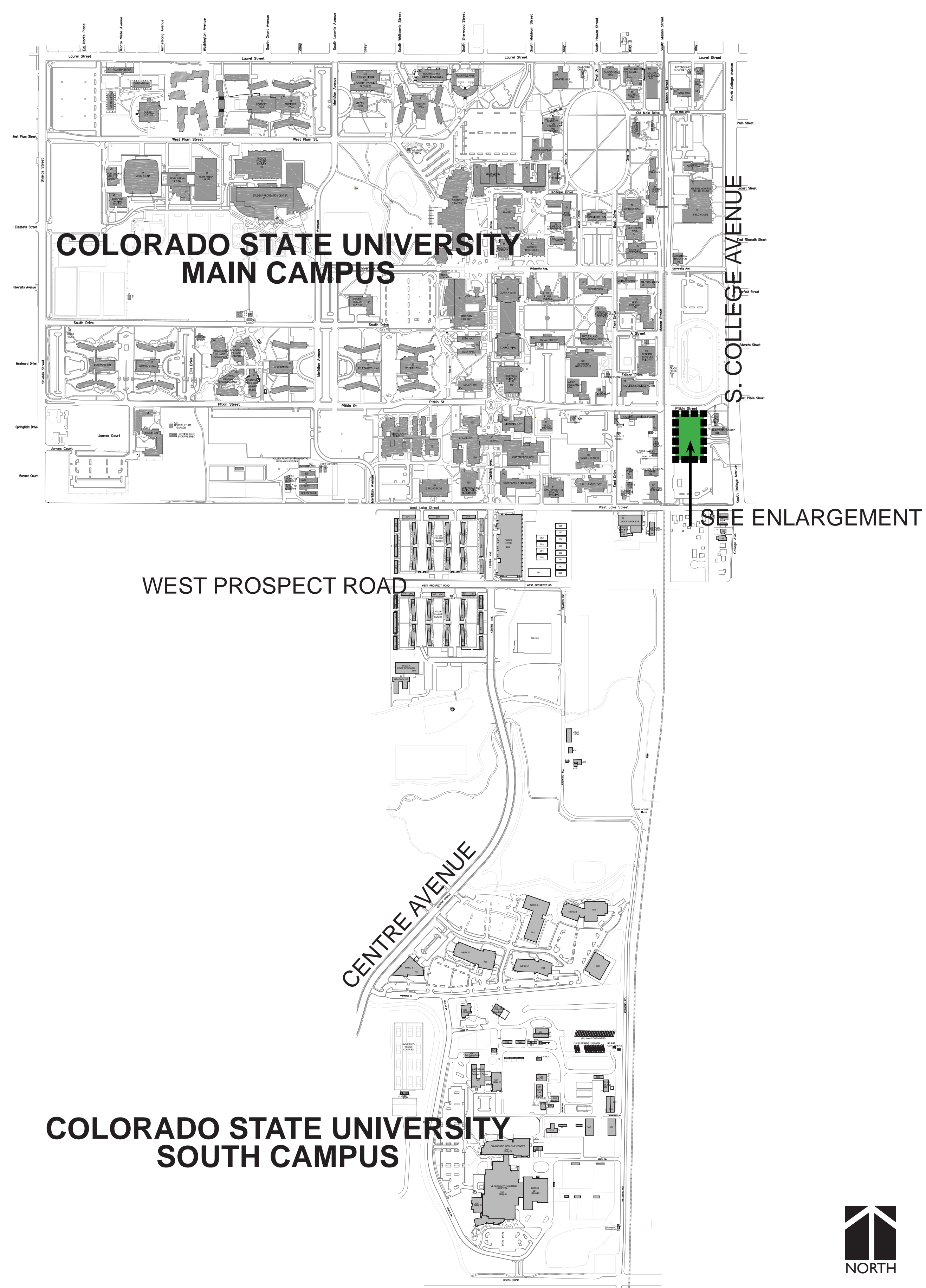
Extent- The site will not be a change in use, only in vehicle density from a paved parking surface to structured parking. Traffic patterns are expected to change in the area with the additional concentration of vehicles. Providing a substantial setback off of College Avenue, maintains the goals of the campus master plan with College Avenue being the iconic campus frontage

Sincerely,

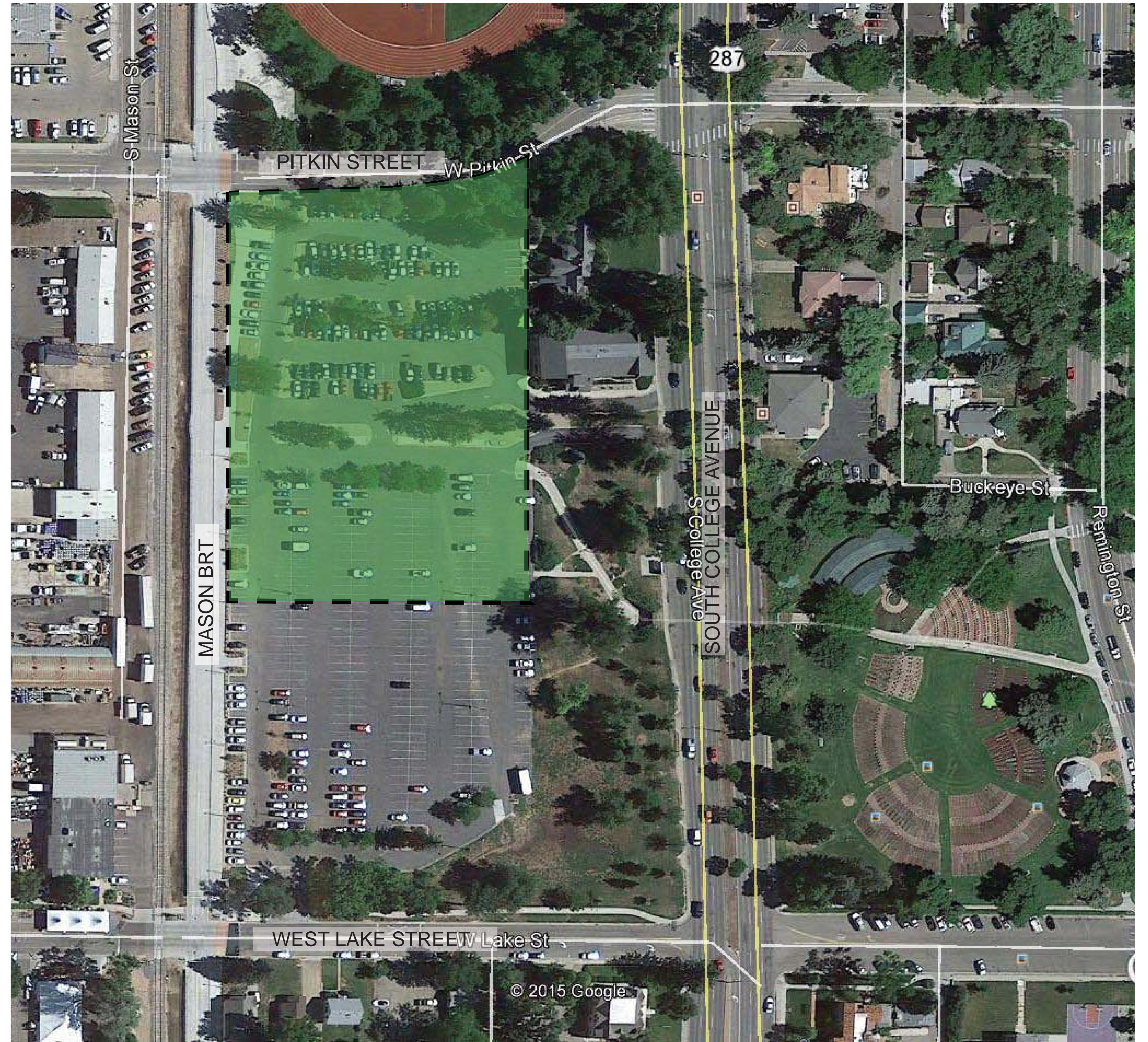
A handwritten signature in black ink, appearing to read 'David Hansen', with a stylized, cursive script.

David Hansen,
Campus Landscape Architect
Facilities Services Center North
Colorado State University
Fort Collins, Colorado 80523-6030
970.491.0318 970.491.0105 - fax



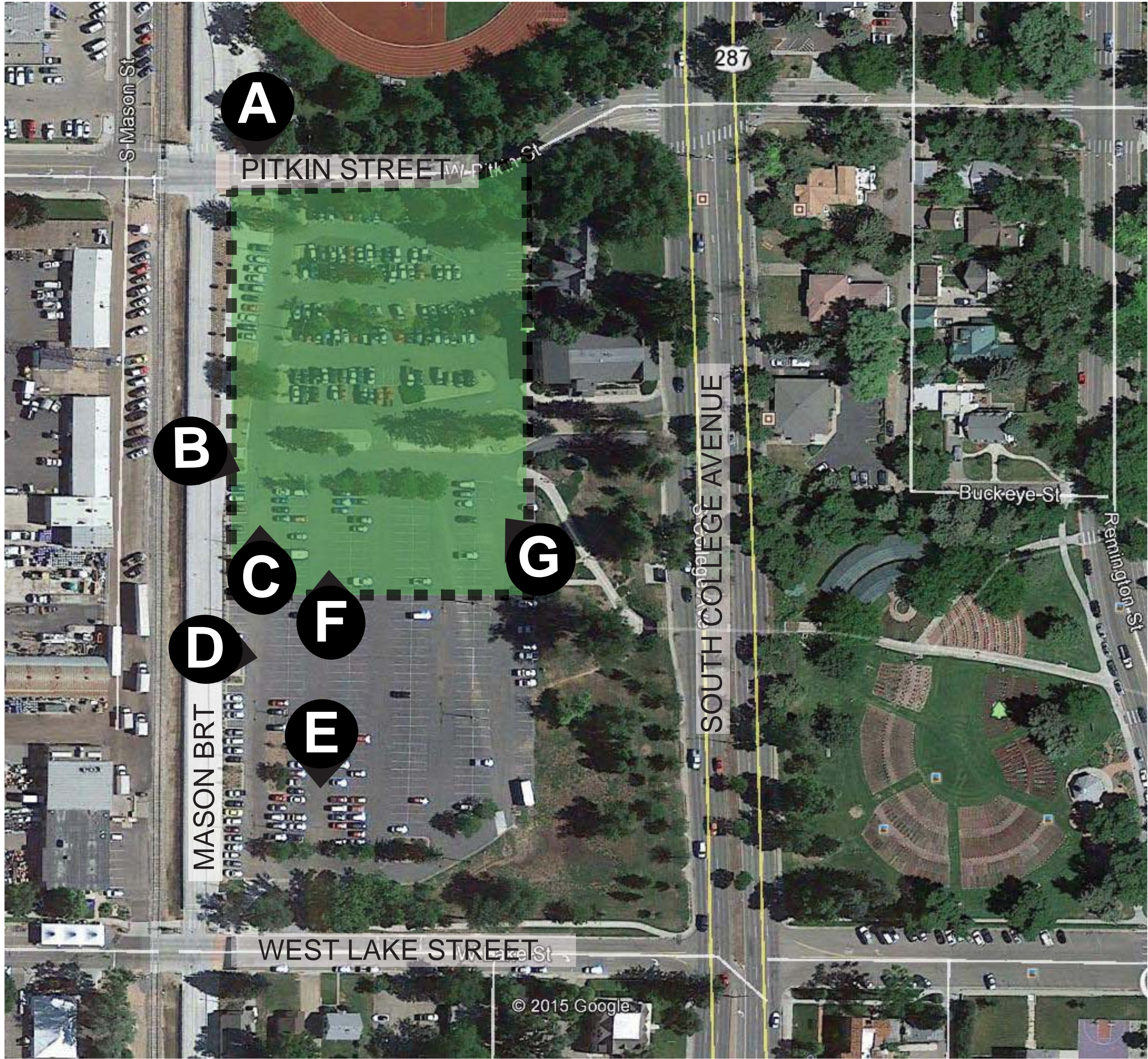


CAMPUS CONTEXT MAP



ENLARGED VICINITY MAP

SPAR SUBMITTAL SOUTH COLLEGE PARKING STRUCTURE VICINITY MAP



EXISTING CONDITIONS



A



B



C



D



E

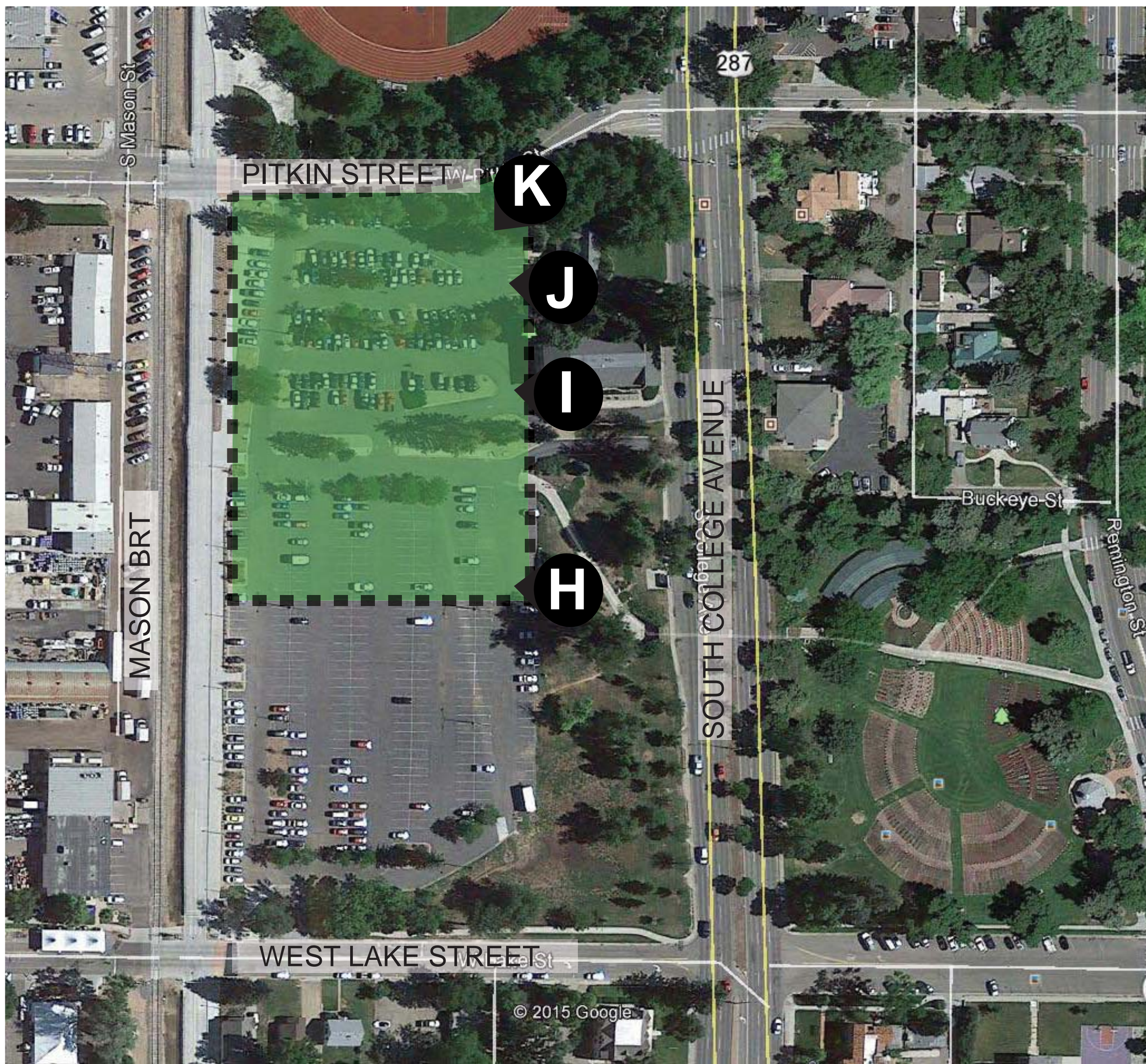


F



G

SPAR SUBMITTAL SOUTH COLLEGE PARKING STRUCTURE EXISTING CONDITIONS/ SITE PHOTOS



EXISTING CONDITIONS



I



J



K



H

SPAR SUBMITTAL SOUTH COLLEGE PARKING STRUCTURE EXISTING CONDITIONS/ SITE PHOTOS

STAFF REPORT

Planning and Zoning Board

May 14, 2015

PROJECT NAME

CSU SOUTH COLLEGE PARKING GARAGE SPAR #150003

STAFF

Jason Holland, City Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This is a request for a Site Plan Advisory Review (SPAR) by Colorado State University to construct a new parking garage adjacent to the CSU campus (Parcel #9714413904). The site is located at the southeast corner of West Pitkin Street and the Mason BRT. The site is 2.6 acres and is located in the Community Commercial (CC) zone district.

The proposed garage is four stories with a total of approximately 662 parking spaces. The garage will replace an existing portion of a CSU surface parking lot, resulting in a net gain of approximately 450 parking spaces. The University Alumni Center and University Square office buildings are adjacent to the structure to the east while the Mason Trail and MAX BRT are adjacent to the west. The structure would be managed by CSU Parking and Transportation Services (PTS) and access would require a permit or meter payment.

A proposed CSU Medical Center is located south of this parking garage at the northwest corner of Prospect and College, and will likely utilize a portion of the garage parking spaces. The Medical Center building will be submitted to the Planning and Zoning Board as a separate project and is also subject to a SPAR review.

APPLICANT: David Hansen
Colorado State University Landscape Architect
Facilities Management
6030 Campus Delivery
Fort Collins, CO 80523

OWNER: Board of Governors of the Colorado State University System
01 Administration Building
Fort Collins, CO 80523

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

The Site Plan Advisory Review complies with Land Use Code Section 2.16, *Site Plan Advisory Review*.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	N/A	CSU Main Campus
South	Community Commercial (CC)	Residential and Offices
East	Community Commercial (CC)	CSU Alumni and University Square buildings
West	N/A	CSU Main Campus

In 1921, the project boundary was included in the LC Moores Annexation.

In 1973, the project boundary was incorporated into the University Square PUD, and an office building, motel and convention center were planned on the site with a zoning of “Planned Business”.

In 1983, the University Square plans were changed to show a Residence Inn, apartments and offices.

The site is currently configured as a surface parking lot for CSU. It is not clear when the existing parking lot was constructed.

2. Right of Advisory Review:

Colorado Revised Statutes provide two specific references which allow the City to review the planning and location of public facilities:

Section 31-23-209, C.R.S. provides that no public building shall be constructed or authorized in a city until the “location, character and extent thereof” has been submitted for approval by the Planning and Zoning Board. In the case of disapproval, the Planning and Zoning Board shall communicate its findings to the applicant’s governing body. The disapproval of the Planning and Zoning Board may be overruled by the Colorado State University Board of Governors by a vote of not less than two-thirds of its membership.

3. Site Plan Advisory Review Procedures:

The processing and evaluation of Site Plan Advisory Review applications is governed by Division 2.16 or Article 2 of the Fort Collins Land Use Code. The section further defines the evaluation criteria for the “location, character and extent” of Site Plan Advisory Review applications.

Evaluation criteria:

(1) The site location for the proposed use shall be consistent with the land use designation described by the City Structure Plan Map, which is an element of the City's Comprehensive Plan.

(2) The site development plan shall conform to architectural, landscape and other design standards and guidelines adopted by the applicant's governing body. Absent adopted design standards and guidelines, the design character of the site development plan shall be consistent with the stated purpose of the respective land use designation as set forth in the City's Comprehensive Plan.

(3) The site development plan shall identify the level of functional and visual impacts to public rights-of-way, facilities and abutting private land caused by the development, including, but not limited to, streets, sidewalks, utilities, lighting, screening and noise, and shall mitigate such impacts to the extent reasonably feasible.

4. Evaluation

A. Location (Criterion 1)

The proposed site meets this requirement with a proposed use that is consistent with the City's land use designation. The site is within the Community Commercial District, and *Parking Garages and Parking Lots* are listed as a permitted principal Type 2 use in this district.

B. Character (Criterion 2)

The proposed parking lot meets this requirement by conforming to the landscape and other design standards established by the Colorado State University Aesthetic Guideline and CSU Facilities Construction Standards Manual.

The design character of the site development plan is also consistent with the stated purpose of the City's Community Commercial District by providing a higher density parking component within an overall setting of offices, civic uses and services.

Primary automobile access into the garage is from West Pitkin Street and an existing access from South College Avenue. The garage will also be accessible from West Lake Street through the existing parking lot to the south. Sidewalks and shared bicycle routes are provided around the perimeter of the structure linking the South College trail underpass, and the Mason Trail / MAX transit corridor.

The garage will also include covered bicycle parking, but at this time it is unknown how many bicycle spaces CSU will be able to accommodate in the structure.

Foundation landscaping and street trees are adequately provided around the perimeter of the structure and two rain gardens are proposed on the east and west side of the structure. All lighting provided will be fully shielded and down-directional in conformance

with CSU standards.

The architectural character of the parking structure is consistent with recent campus construction. The use of colored precast concrete, random ashlar sandstone, red sandstone shiners, and glass-enclosed stairwells are similar to the existing CSU parking structure on Lake Street. Variation in overall massing is satisfied by breaking up the building mass into a series of intersecting wall planes in a module format, similar to other buildings on campus. Variations in massing, juxtaposed materials and forms, and repeated patterns of mass/void provide vertical and horizontal interest, breaking down the overall scale of the structure.

The use of building materials and patterns is balanced, with colors and textures helping to emphasize and articulate overall building forms and make the structure clearly identifiable as a CSU campus building.

C. Extent (Criterion 3)

The primary focus has been to integrate the parking structure into the surrounding transportation modes, and mitigate impacts including refinements to the circulation route of the trail connection east of the parking structure.

The following measures were identified and are incorporated into City staff's recommendation:

- 1) Colorado State University provided a Traffic Impact Study (TIS) that evaluated the vehicular impact of the parking garage on area City transportation facilities. The eastbound approach of Pitkin to College Avenue is recommended for improvement (lengthening turn lanes).
- 2) Original plans proposed that the east trail connection would be re-routed north and intersect mid-block with West Pitkin Street. This would give users the option to cross West Pitkin Street or continue west along a detached walk, ultimately to connect with campus and the Mason Trail.

Staff recommended revising the circulation around the garage to bring the trail from the underpass and along the south side of the garage to the Mason Trail. This revised route is illustrated on the SPAR plans as the "Alternative Bike/Pedestrian Connection Concept". The goal of this revision is to eliminate conflicts with the significant vehicular traffic expected on West Pitkin.

- 3) Visibility at the two main access points into the parking structure is also a consideration. Landscaping will be kept low in these areas and appropriate signage will be considered to mitigate conflicts.
- 4) CSU Facilities staff is continuing to coordinate with City staff and CDOT to provide final utility plans and other approvals/easements in conjunction with the parking structure. Utility plans will show the final details for elements such as curb cuts, sidewalk ramps with truncated domes, water quality infiltration and rain garden

details, etc.

- 5) Signage shown on the parking structure will be scaled back to meet the City sign code.
- 6) Several existing trees will be removed in the existing parking lot and along West Pitkin Street to accommodate the parking structure and new sidewalk connections. A tree mitigation plan will be provided with the final plan set.

5. Neighborhood Meeting:

A neighborhood information meeting was held on April 6, 2015. One resident attended the meeting and there were no concerns expressed.

6. Findings of Fact:

- A. The CSU South College Avenue Parking Garage SPAR is subject to evaluation by the Planning and Zoning Board, pursuant to State Statute Section 31-23-209, C.R.S. and Fort Collins Land Use Code Section 2.16.
- B. The location of the CSU Parking Garage is consistent with the permitted uses described in the City's Structure Plan Map, an element of the City's Comprehensive Plan.
- C. The character of the CSU Parking Garage conforms to the landscape and other design standards and guidelines adopted by CSU.
- D. The extent of the proposed CSU Parking Garage is integrated into the surrounding context through the use of appropriate perimeter landscaping, architectural design consistent with CSU standards, and acceptable integration into existing pedestrian and bicycle circulation patterns.

RECOMMENDATION:

Staff recommends Planning and Zoning Board approval with the following motion:

Approve the CSU South College Avenue Parking Garage, Site Plan Advisory Review #SPA150003 based on the findings of fact.

ATTACHMENTS

1. CSU Submittal Narrative (PDF)
2. Vicinity Map(PDF)
3. Area Zoning Map (PDF)
4. Site Photos (PDF)
5. SPAR Site Plan (PDF)
6. SPAR Landscape Plan (PDF)
7. SPAR Parking Garage Elevations (PDF)
8. Traffic Study (PDF)