



PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

PDR150012

Section to be filled out by City Staff

Date of Meeting 6/17/2015 Project Planner Seth Lorson
Submittal Date 5/27/2015 Fee Paid (\$500) X

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name 310 College

Project Address (parcel # if no address) 310 College Avenue, Fort Collins, Colorado 80524

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, TB Group (consultant) Chris Johnson (Owner)

Business Name (if applicable) CA Student Living

Applicant Mailing Address 161 N Clark, Suite 4900, Chicago, IL 60601

Phone Number 312.994.0868 E-mail Address cjohnson@ca-studentliving.com

Basic Description of Proposal (a detailed narrative is also required) See attached narrative

Zoning D,Canyon Ave, TOD Proposed Use residential/mixed use Existing Use parking/restaurant

Total Building Square Footage S.F. Number of Stories 6 Lot Dimensions +/- 35,000 sf

Age of any Existing Structures unknown

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations

City of Fort Collins Preliminary Design Review (PDR)
Proposed Project Narrative
310 College, Fort Collins, CO
May 27, 2015

SITE DESCRIPTIONS

- Legal Description – 310 College project site is located in the Southwest quarter of Section 12, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado. The site consists of (5) lots.
- Property Boundaries – The project site is located within a complete City block and is bounded on three sides by public right-of-way and streets, which included Olive on the north, College Avenue on the west, and an alley to the east. Olive has 100' right-of-ways. College Avenue has a varying right-of-way width. This site has a small utility easement 6' by 35' from the alley at the south east corner of the property.

2 (a). PROPOSED PROJECT

- The proposed project is located at the northwest corner of College and Olive Streets. It is our intent to move forward with the development of the entire site. The development will incorporate a mixed-use project with a retail base and student housing for rent apartments on top, the project will also incorporate structured parking to support the needs of the student housing population.

We envision a six stories building that incorporate an attractive streetscape for pedestrians and tenants with street level retail, stair cores, residential lobby and bike storage. Specific details for each building are provided below.

2 (b). CURRENT SITE & IMPROVEMENTS

310 College Existing Structures

- The old Perkins restaurant is located along the south side of the parcel with on grade parking facing College and Olive Streets.
- College Avenue includes a curb cut to access the existing parking lot. The portion of the site on the east side of the alley is also utilized for service and vehicular access to the parking lot.
- The portion of the site on the east side of the alley is currently covered by pavement, the structures mentioned above and a minimal amount of pervious landscape material.
- The site is currently zoned as "D" or "Downtown District" and is part of the Canyon sub-district.
- This site is located in a floodplain.

2 (c). SITE CIRCULATION

- Site circulation utilizes existing entrance points for vehicular and pedestrian circulation. The mid-block curb cut along College Avenue will be abandoned, a landscape strip will be added, and two parking spaces will be gained along College. Access from Olive Street to the Alley will be the only full movement vehicular access to serve as the primary access for all vehicles entering the building proposed garage which access form the Alley.
- Pedestrian circulation along the ROW will be enhanced to follow the character of College; we plan to maintain the existing landscaped median and will widen the sidewalk in front of the building. The corner of College and Olive will create an ironing façade, on top, with a carefully articulate hard and soft landscaped corner at the street level.
- Along College, at the south end, we are envisioning a Pocket Park, approximately 20 by 40 feet in size, which will allow the main entry to the residential lobby. We are also considering a pedestrian Paseo walk (east-west) to connect College to the Alley along the southern most property line. This significant park would create a condition for people to gather in and potentially private businesses to extend into as a patio.
- The alleyway is a north-south access that will allow pedestrians to link to other Old Town alleys, conforming to the Alley Enhancement Master Plan that highlights such linkages.
- The Olive Street right of way will be improved to create an urban streetscape condition that supports activating the ground floors of the potential retail level on the corner of College Avenue and Olive Street. This streetscape will allow for safe passage of pedestrians east-west. The improvements to the streetscape could allow the moving of the angled parking in so that the building is only 30 feet away from the parked cars; this proposal shall be reviewed in more detail with all parties.
- The development coordinates with and enhances the existing neighborhood by utilizing the existing alleyway, reducing driveway access from College Avenue, and improves movement to, through and around the site from all locations.

2 (d). SITE DESIGN & ARCHITECTURE

- Located in the Canyon Downtown Sub-district, the architectural design shall be in context of its surroundings and be compatible with the established architectural character of Downtown Fort Collins. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass, similar window pattern, use of materials that have similarity on color shade and texture.
- The E shaped 5 story structure sitting over a retail plinth has been positioned to provide a strong urban edge along College Avenue and Olive Street. The ground level retail front façade will intertwine retail entries, some bicycle parking, outdoor plazas and commercial uses to create a dynamic urban street edge. Pedestrian scale elements and features will be incorporated to enhance the street-level experience and scale the facades to be compatible with the surrounding context.

- The 5 stories of residential units above the retail base will include articulated facades (this has not been illustrated yet) with large glazed areas at the living rooms, flanked by inset and partially cantilevered balconies. A combination of regional materials will be incorporated to provide detail and interest and richen the design aesthetic. The nature of the building form “E” allow the incorporation of landscape courtyards on the second level over the retail base. This second level will also incorporate the amenities for the resident, activating the terraces created over the College pedestrian promenade below.
- The site design aims to provide a strong urban streetscape experience for residents, visitors, and workers. The goal is to create a four sided block that enhances the streetscape and creates a rich environment that supports urban living and business growth where possible. Attention is given to each corner with specific emphasis on the Olive/College Ave corner. This significant corner would create a condition for people to gather in and potentially private businesses to extend into as a patio. Where feasible, corners will be created as bulb-outs to offer more space for pedestrians.
- The internal site would offer planted gardens, potential bio-swales or rain gardens in the courtyards.

2 (e). COMPATIBILITY WITH SURROUNDING AREA

- 310 College is located at an important corner intersection of Old Town and is bounded along the streets with beautiful matured trees. The most impacted area is the north-western corner where the railway line bisects the corner of the site. The area immediately north is dominated by a convergence of one, two, three and four story building new and old. Some represent the vision shared by the community for the creation of a thriving down town others do not and are probably transitional building.
- Along the east side of Olive Street is a mixed neighborhood that includes a multitude of building types including an 11 story building half a block from the site.
- The heights of the proposed development are compatible with City standards.
- The heights proposed for the block are consistent with the heights of the buildings proposed for the city core based on mixing uses.
- The uses for the block propose to be a mixed use conditions of residential, commercial and retail. The uses are compatible with the surrounding area and downtown.
- The development offers an opportunity to create strong connections along College to Fort Collins downtown by extending the livable downtown condition south.

2 (f). WATER DETENTION

- A small amount of stormwater will be filtered through the landscaped courtyards for treatment and LID compliance. All stormwater will ultimately be directed to a vault within the parking garage where it will pass through a sand filter (similar to The District at Campus West) before discharging into the public storm drainage system.

2 (g). SITE DRAINAGE

- Site drainage will meet all applicable criteria. See item 2(f) above for additional information.

2 (h). RUN-OFF

- Stormwater runoff will be captured and managed on-site prior to discharging into the adjacent public storm sewer system. This site does not receive runoff from adjacent properties. See item 2(f) above for additional information.

2 (i). IMPACT ON NATURAL FEATURES

- The site lacks any natural features due to previous land uses, therefore the proposal does not impact natural features.

2 (j). FIRE SPRINKLERS

- We anticipate the proposed development to be Type 3 construction (non-combustible, 2-hour structure, 1 hour floor above) with a NFPA 13 sprinkler system. The 5 stories of Residential above will be Type V-A construction (combustible, 1-hour) with a NFPA 13 sprinkler system.

2 (k). UNUSUAL FACTORS OR CHARACTERISTICS

- None.

2 (l). PREVIOUS APPLICATION

- This is the second PDR application we have submitted for this project.

2 (m). QUESTIONS THAT NEED TO BE ADDRESSED

3 (a). ADJACENT PROPERTY USES

- The surrounding properties are within various zoning districts that include: Downtown District (D), Neighborhood Conservation, Buffer District (NCB), Low-Density Mixed-use Neighborhood District (LMN), and Community Commercial (CC).
- Currently there is an small office building and a 11 story residential building located just east of Olive Street.
- A variety of mixed commercial and retail establishments are located on both sides of College Avenue.

3 (b). PROPOSED CIRCULATION SYSTEM

- As illustrated on the plans, the proposed development creates strong connections along College, linking downtown with CSU. The development will also create a safe and inviting streetscape along Olive Street. This improvement is also reflected on the improvements to the existing Alley. The development proposes to create strong corner conditions with bulb-outs where possible that help create larger gathering plazas or associated spaces for pedestrians and visitors. The alleyway in the north south alleyway connections, we propose to include a pedestrian Paseo to ling the Alley back to College mid block.

3 (c). LANDSCAPING

The landscape proposed for the block would comprise of two conditions:

- Streetscape – The streetscape condition would comprise of street trees planted at regular intervals and plantings at the corners and other suitable locations. Planting beds would use native species that demand lower water use. The plantings would also need to be low, so not to restrict sight triangles but also create a safe environment for pedestrians with clear view lines.
- Interior to Block: Planting within the block will include foundation planting where possible, small plazas and adjoin usable space. The vegetation potentially could also comprise of rain garden and bioswale plantings for water quality.

3 (d). EXISTING & PROPOSED BUILDINGS

- Existing buildings within the property include a single story abandoned food restaurant, located along College Avenue on the south side of the property. At full build-out, all buildings are to be replaced with new construction.

3 (e). EXISTING NATURAL FEATURES

- See 2(i). above.

3 (f). ON & OFF SITE IMPROVEMENTS

- See attached illustrations.

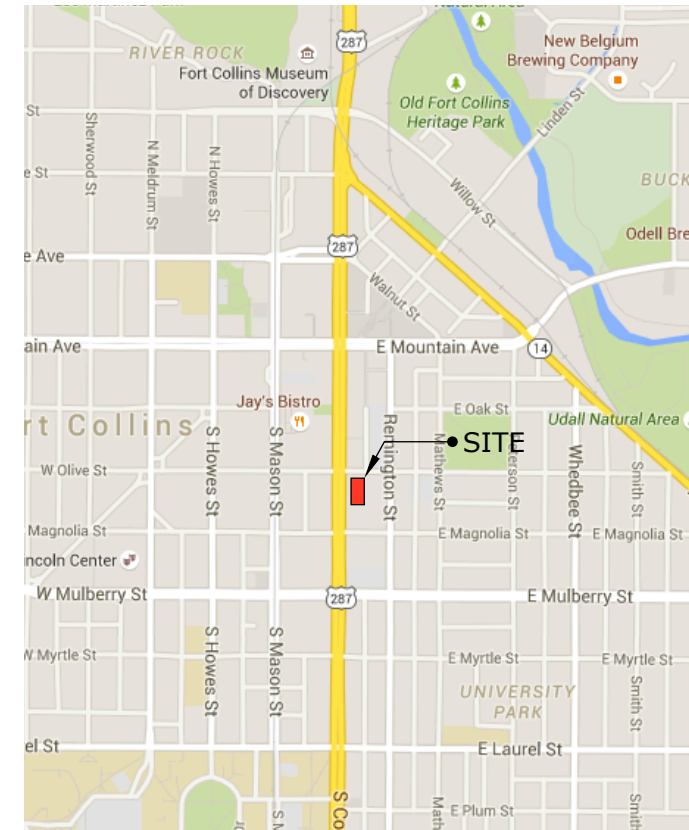
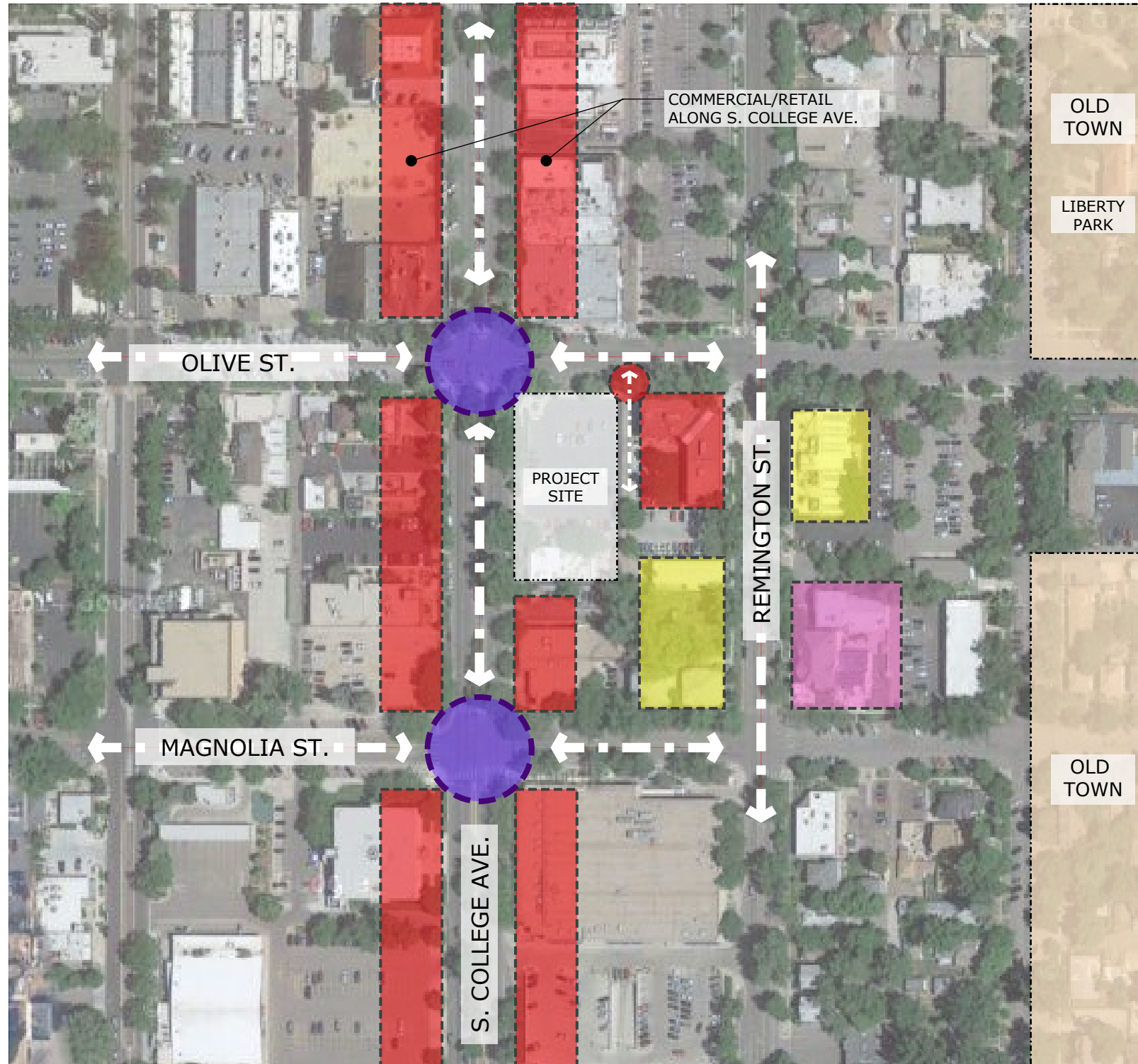
3 (g). DETENTION & DRAINAGE






- See attached illustrations, 2(f), above, and written responses to previous PDR comments.

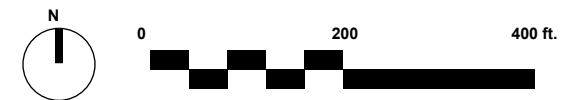
3 (h). EMERGENCY VEHICLE ACCESS & FIRE HYDRANT LOCATION

- See written responses to previous PDR comments.

VICINITY MAPS



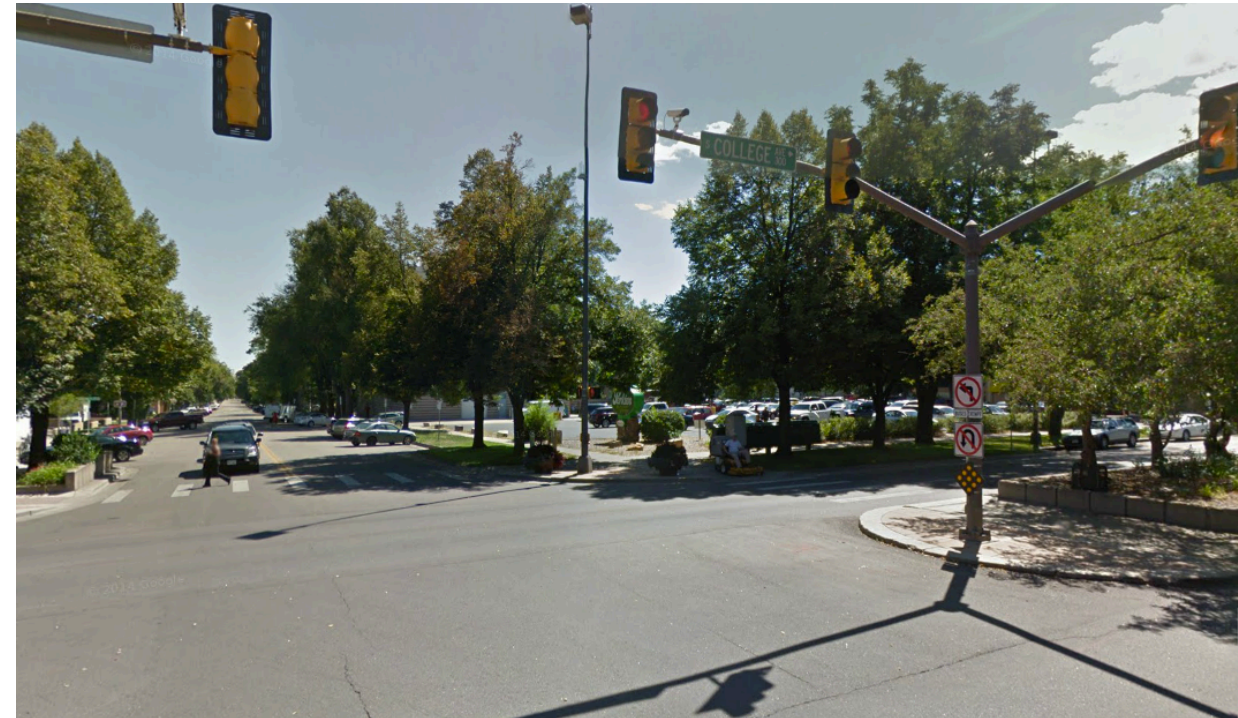
-  VEHICULAR CONNECTION
-  COMMERCIAL / RETAIL
-  RESIDENTIAL
-  PUBLIC / CIVIC
-  MAIN INTERSECTION



CONTEXT PHOTOS



ALLEY ACCESS ON OLIVE ST. NORTHEAST OF SITE



INTERSECTION OF COLLEGE AVE. AND OLIVE ST. NORTHWEST OF SITE

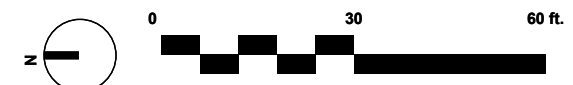
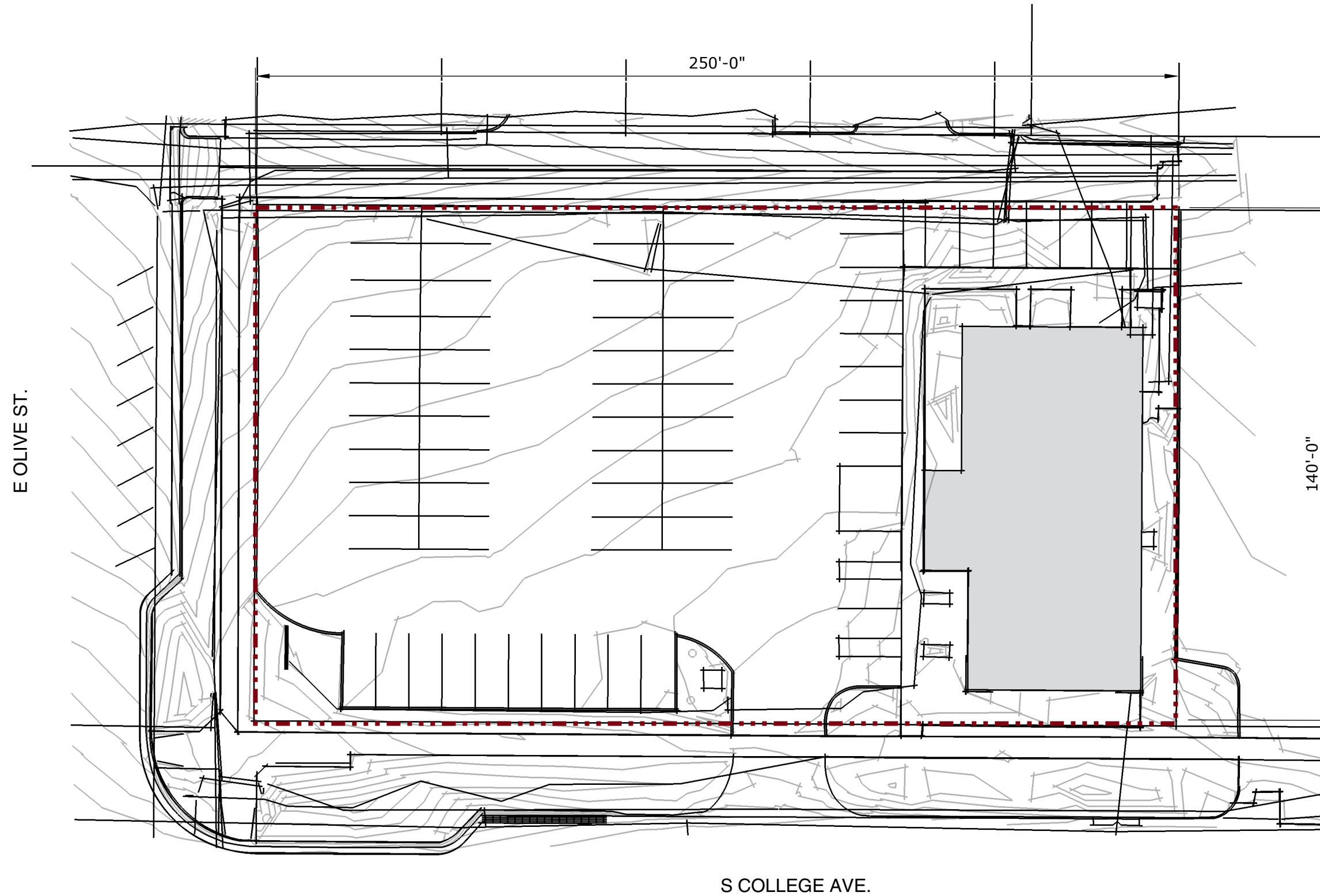


COLLEGE AVE. ON WEST OF SITE

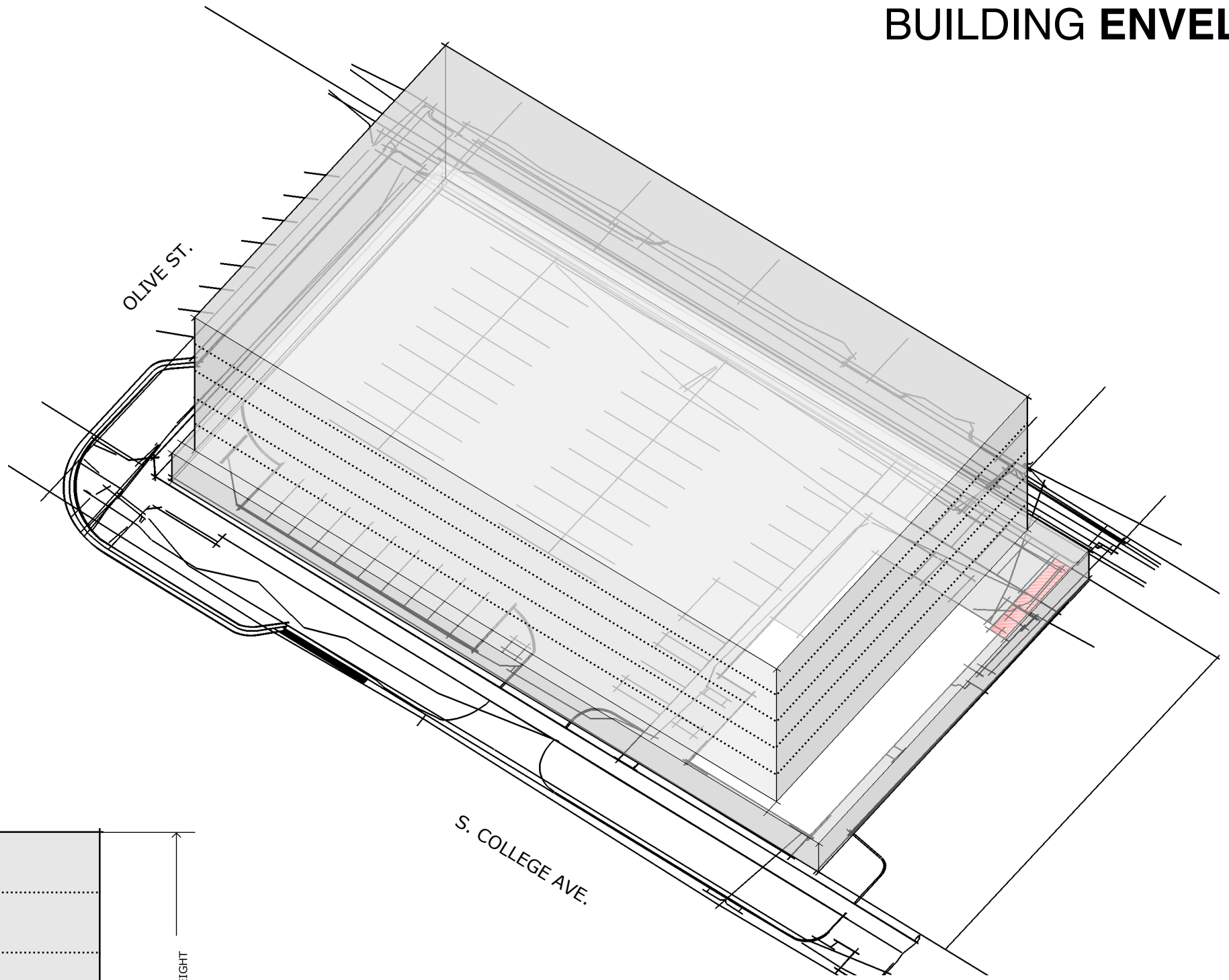


OLIVE ST. NORTH OF SITE

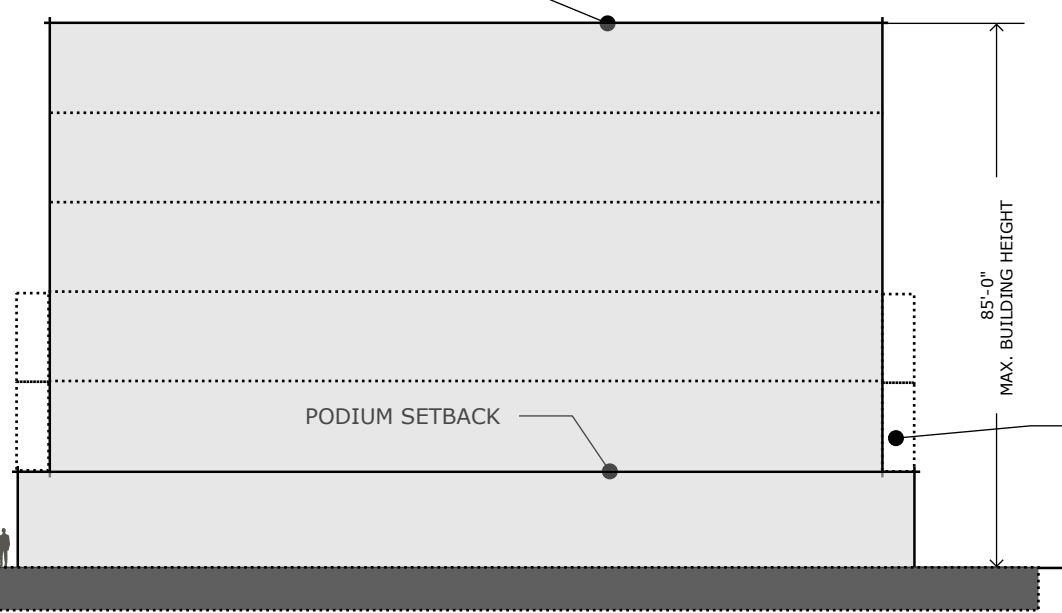
PROJECT SITE



BUILDING ENVELOPE



MAX. 6 STORIES
(85')



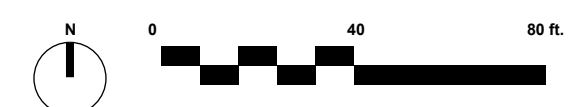
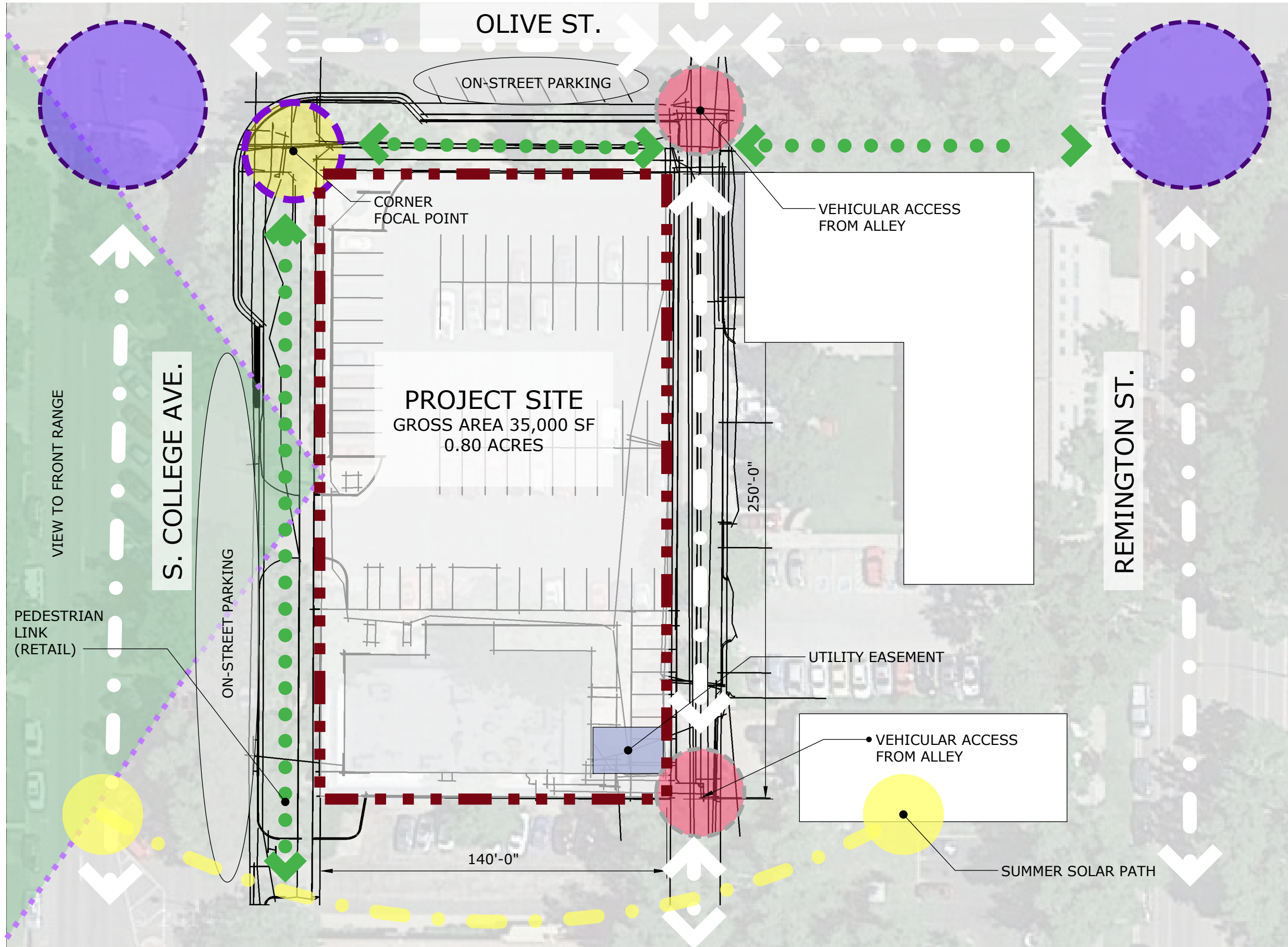
85'-0"
MAX. BUILDING HEIGHT

1-3 STORY PODIUM

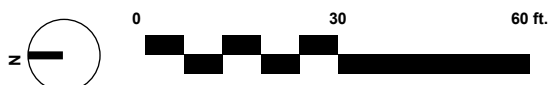
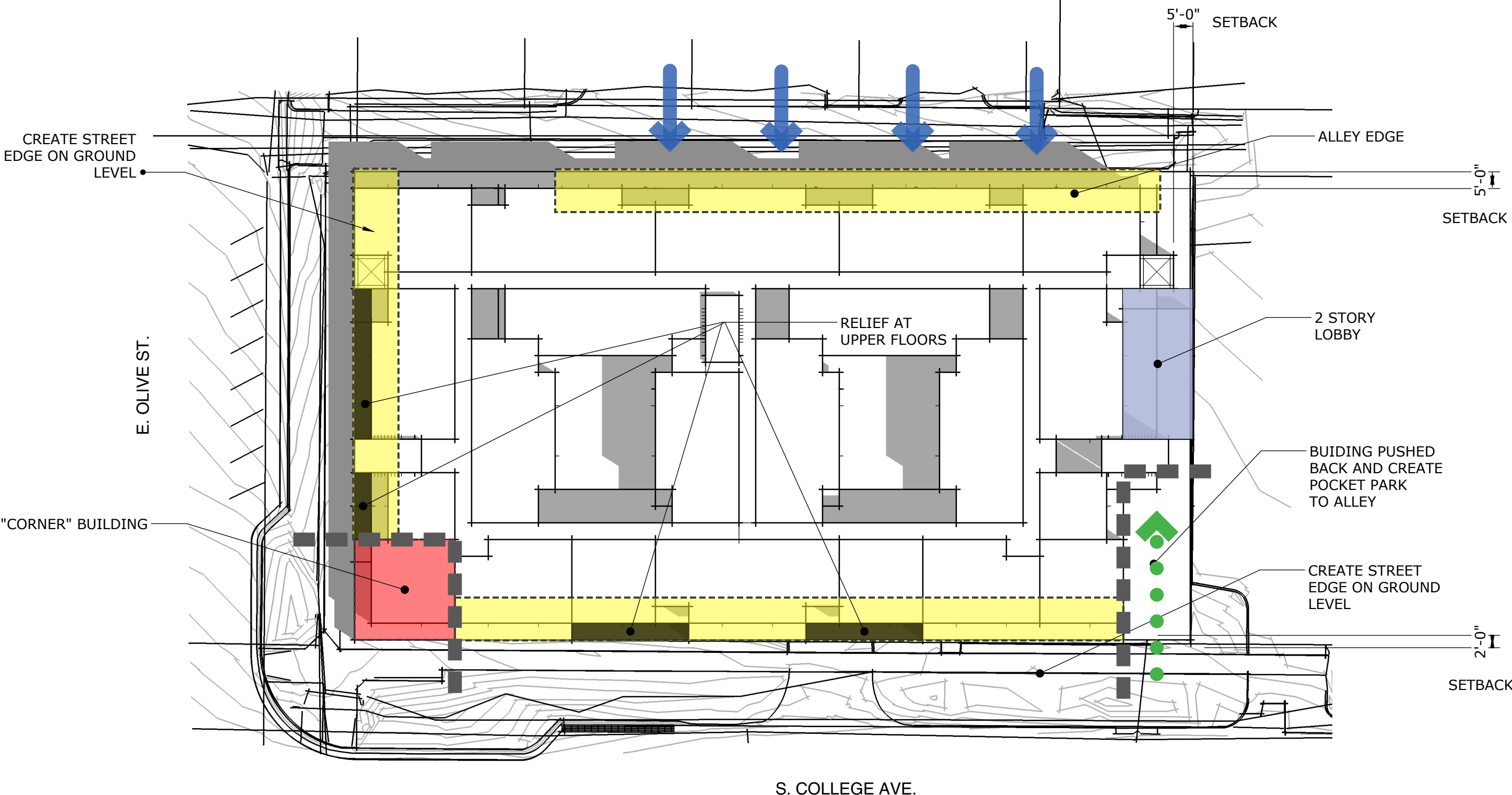
PODIUM SETBACK



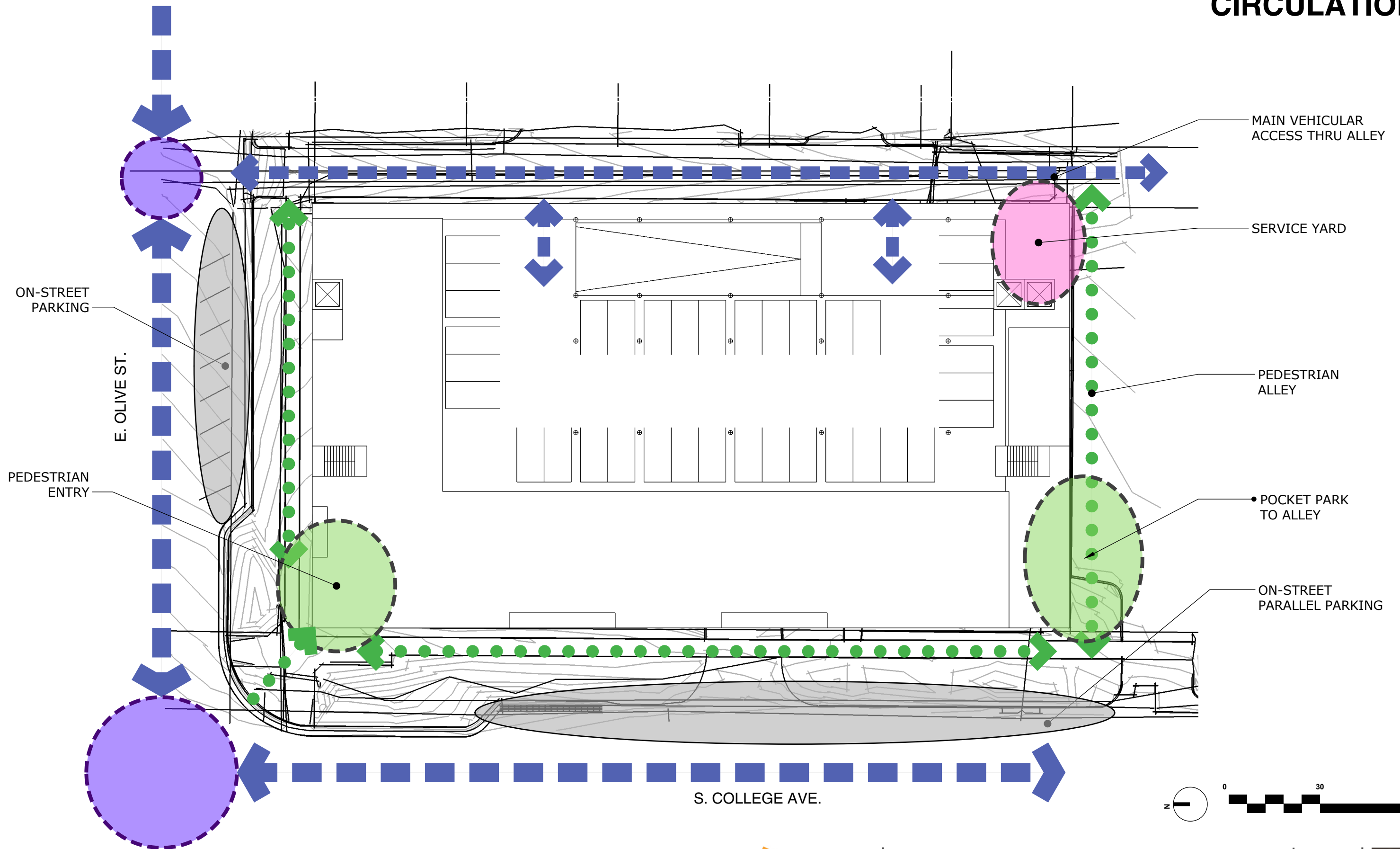
SITE ANALYSIS



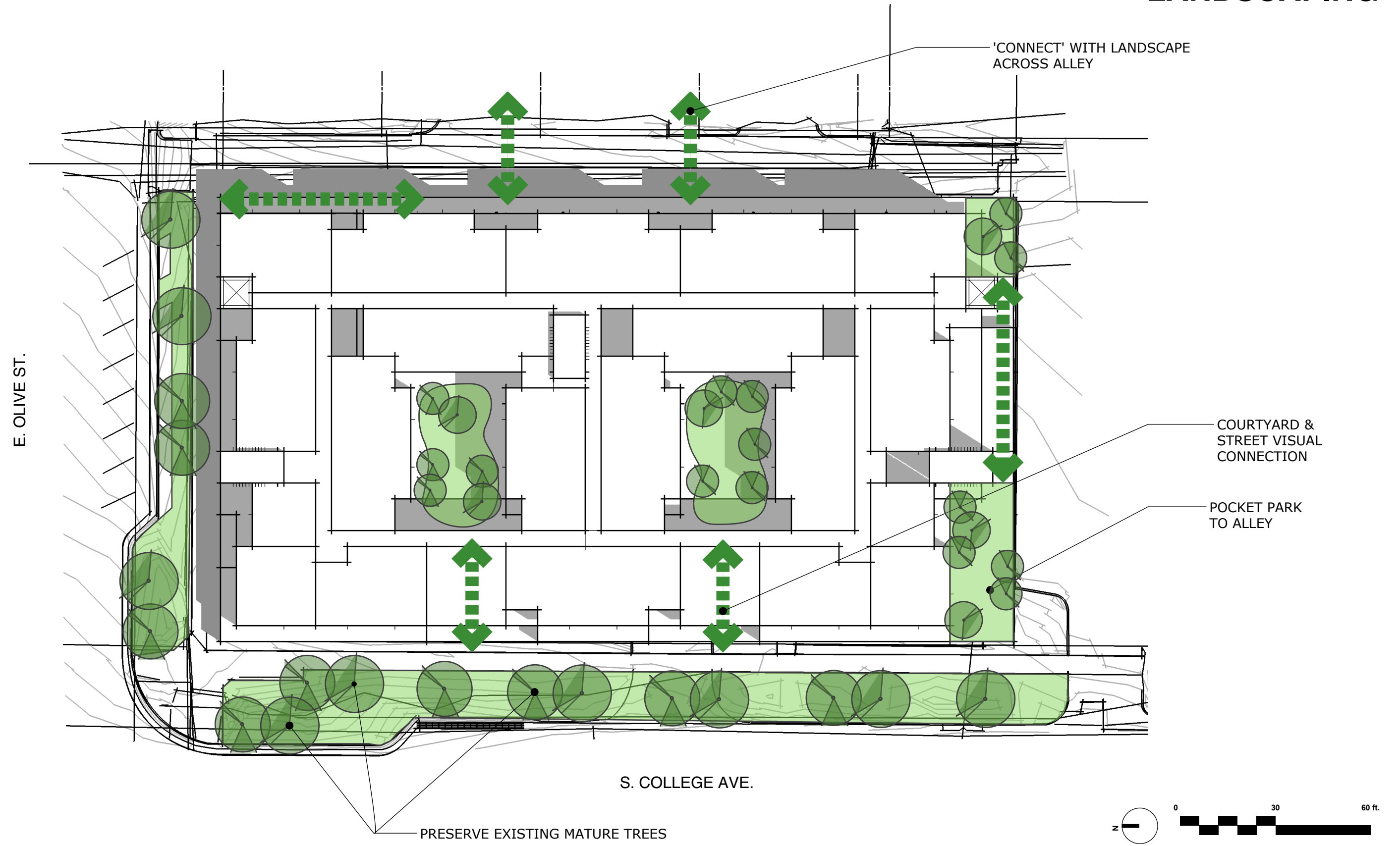
DESIGN CONCEPT



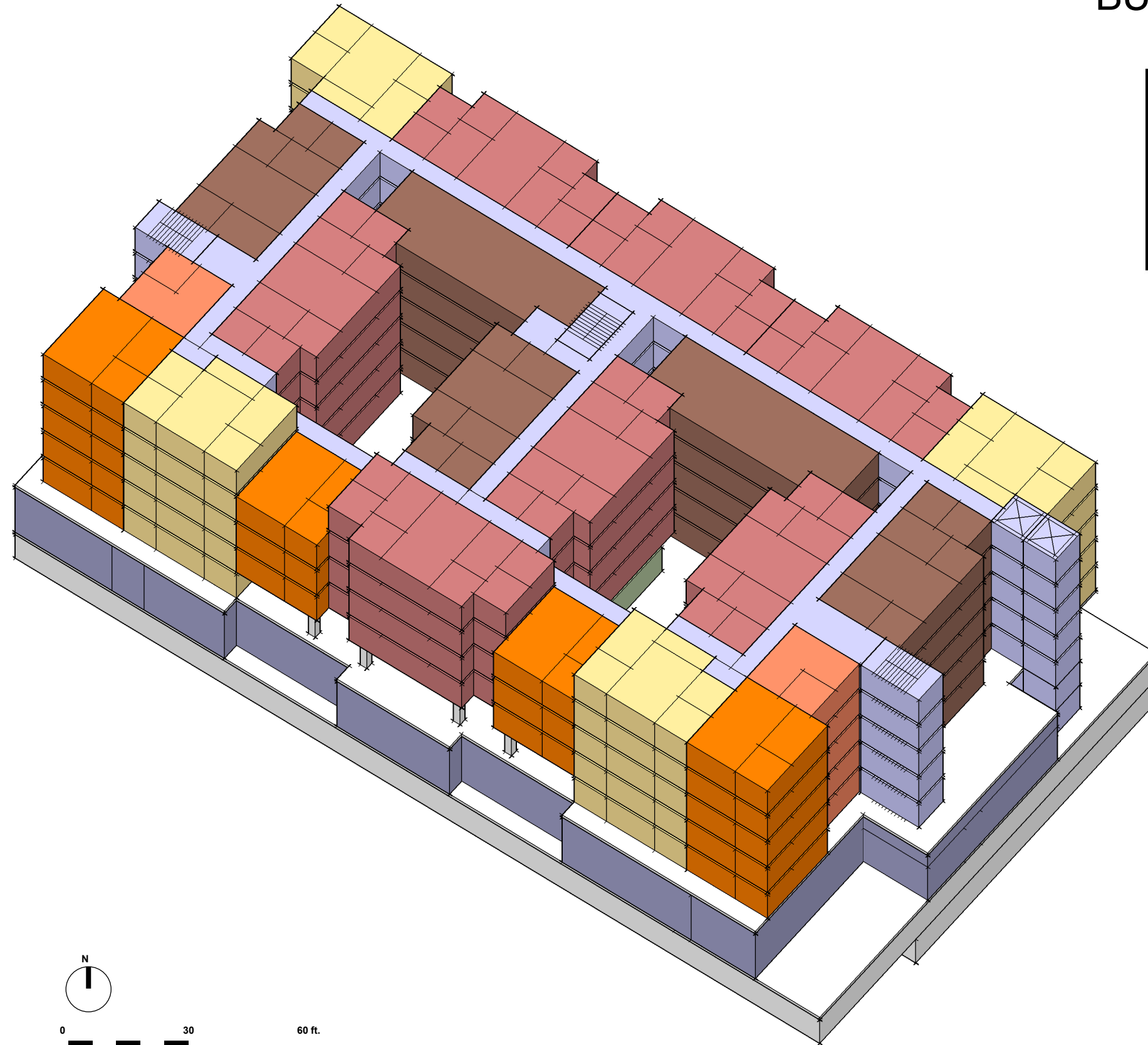
CIRCULATION



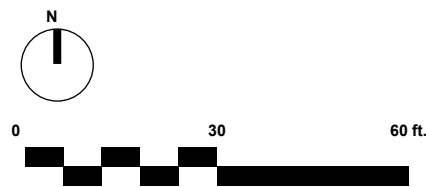
LANDSCAPING



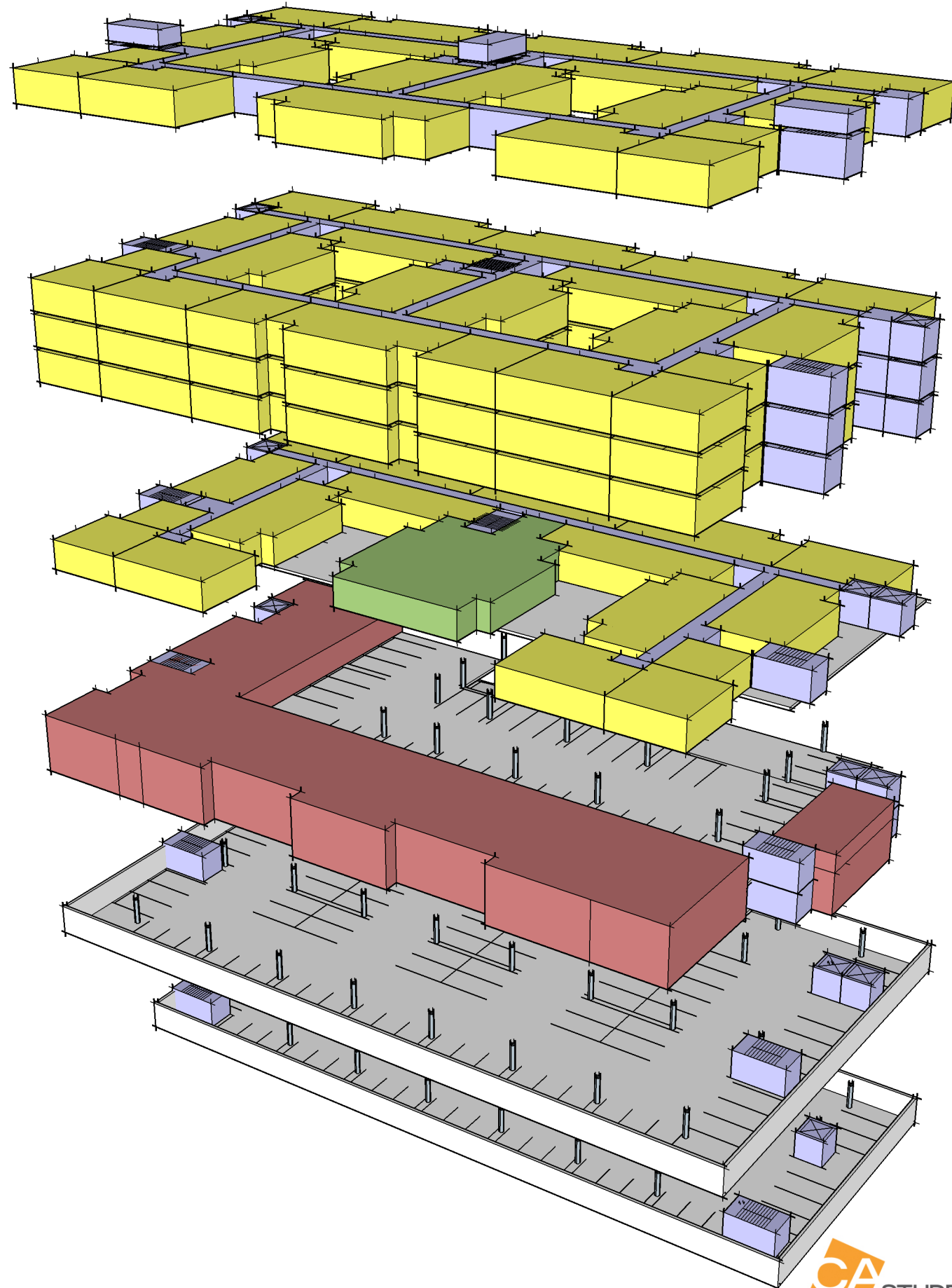
BUILDING MASSING



	OPTION 03	
	Units	Beds
Studio	10	10
1 Bedroom	16	16
2 bedroom	20	40
3 bedroom	24	72
4 bedroom	33	132
TOTAL	103	270



BUILDING AXON



LEVEL 6
20 UNITS
55 BEDROOMS

LEVEL 5
22 UNITS
57 BEDROOMS

LEVEL 4
22 UNITS
57 BEDROOMS

LEVEL 3
22 UNITS
57 BEDROOMS

LEVEL 2
17 UNITS
44 BEDROOMS

AMENITY SPACE
3,345 GSF

LEVEL M
36 PARKING SPACES

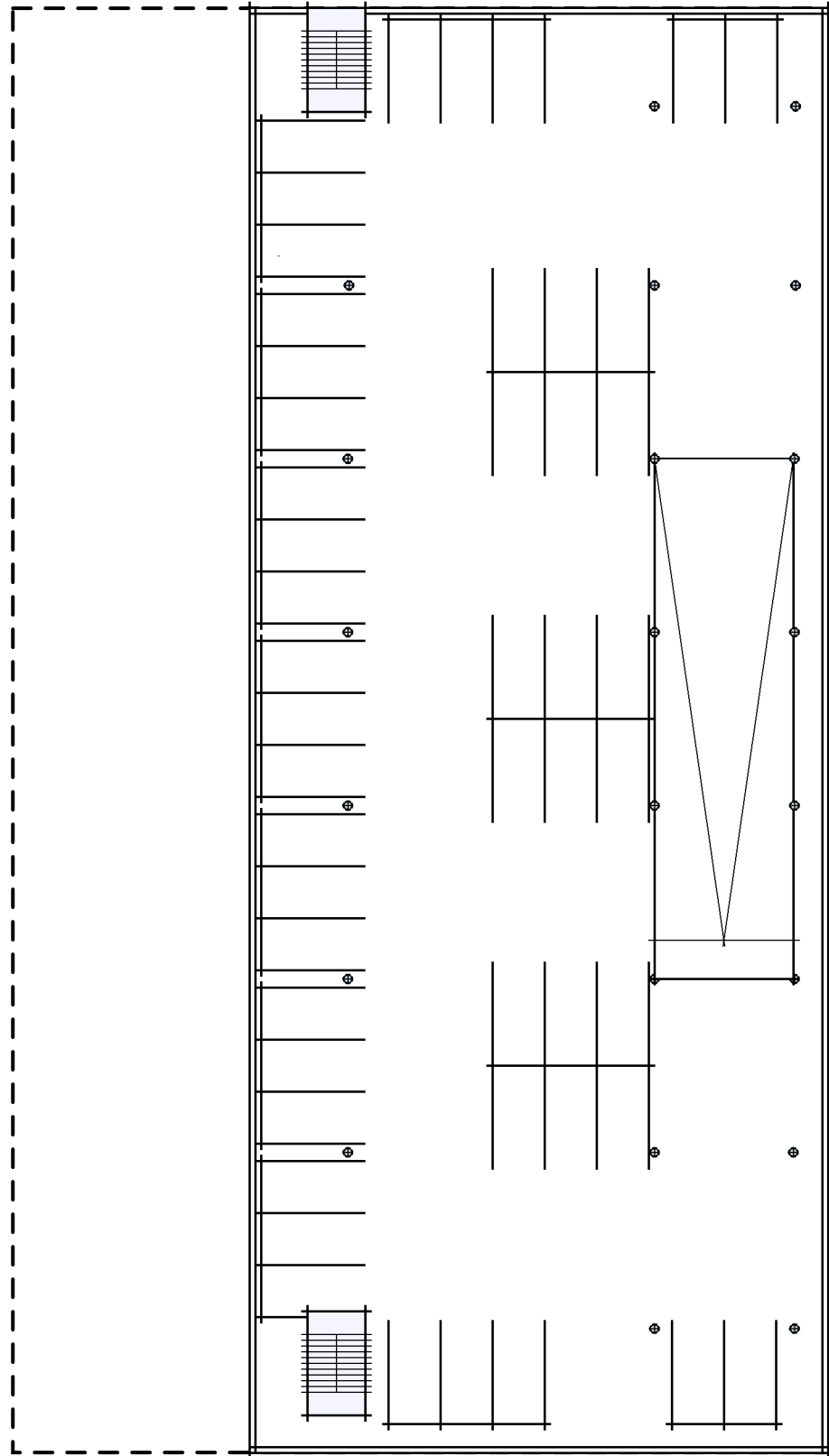
LEVEL 1
RETAIL 13,612 GSF
36 PARKING SPACES

LEVEL P1
82 PARKING SPACES

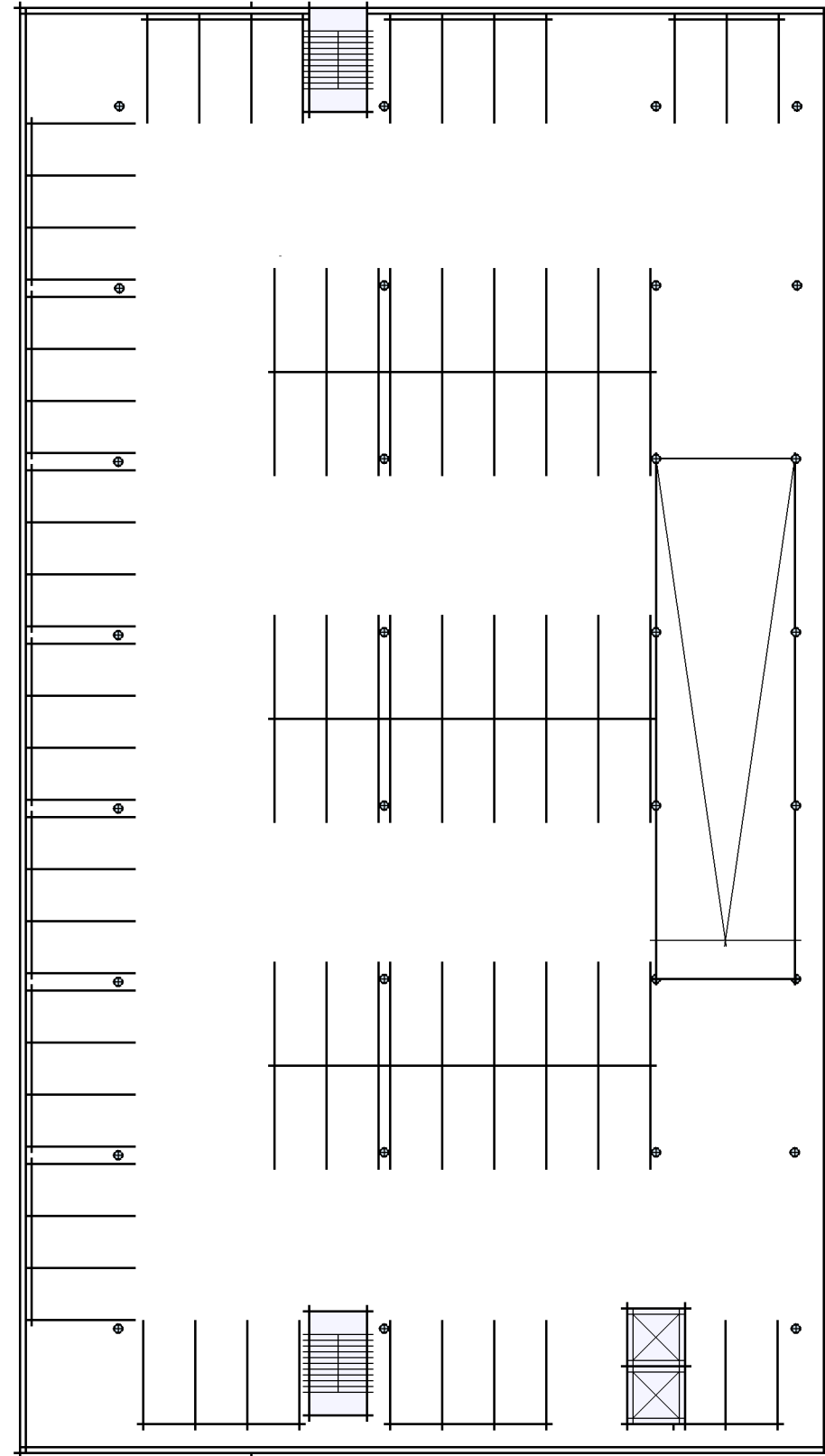
LEVEL P2
82 PARKING SPACES

TOTAL
103 UNITS
270 BEDROOMS
236 PARKING SPACES

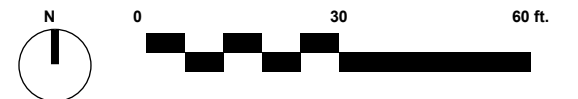
FLOOR PLANS



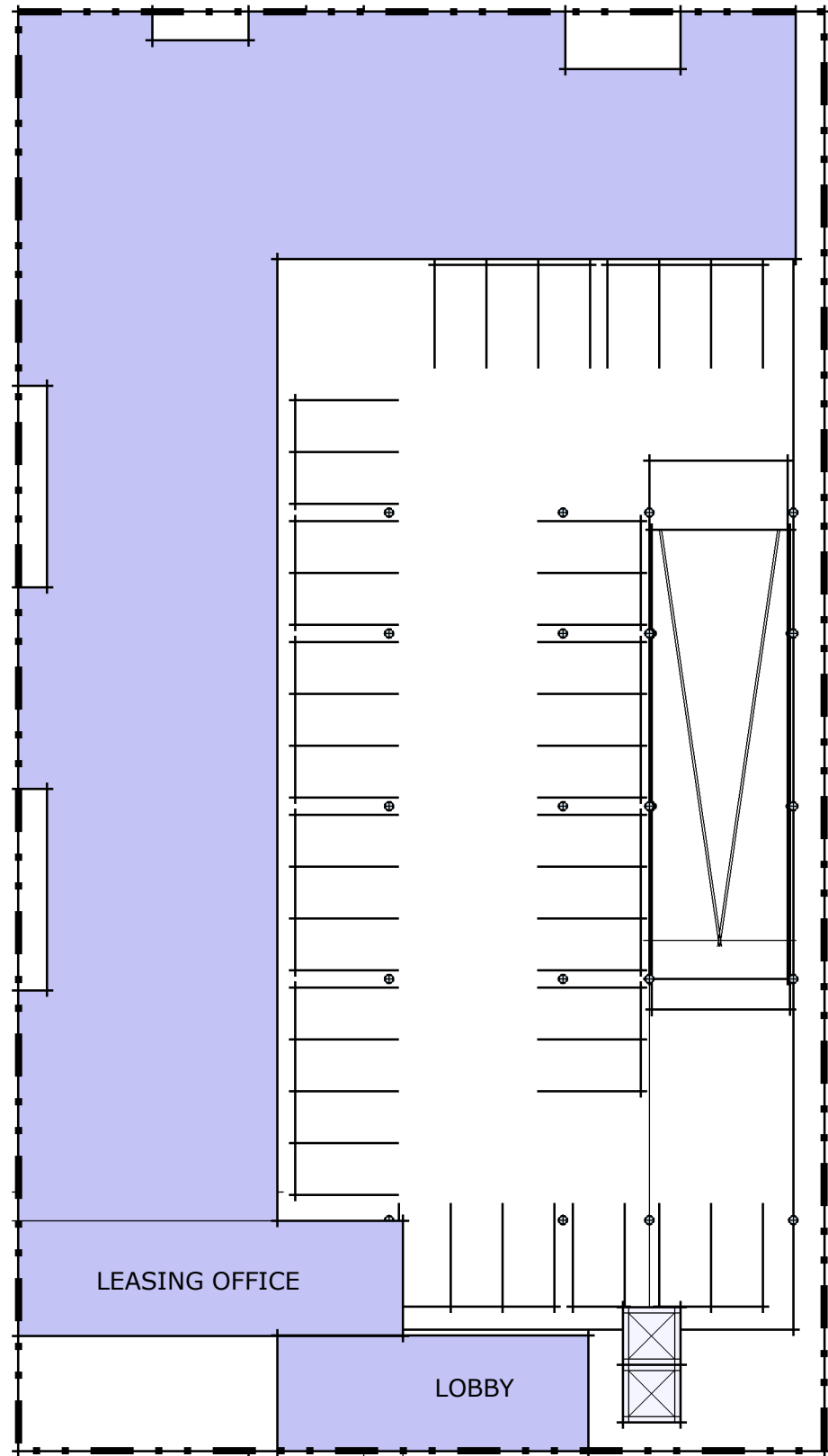
LEVEL P2



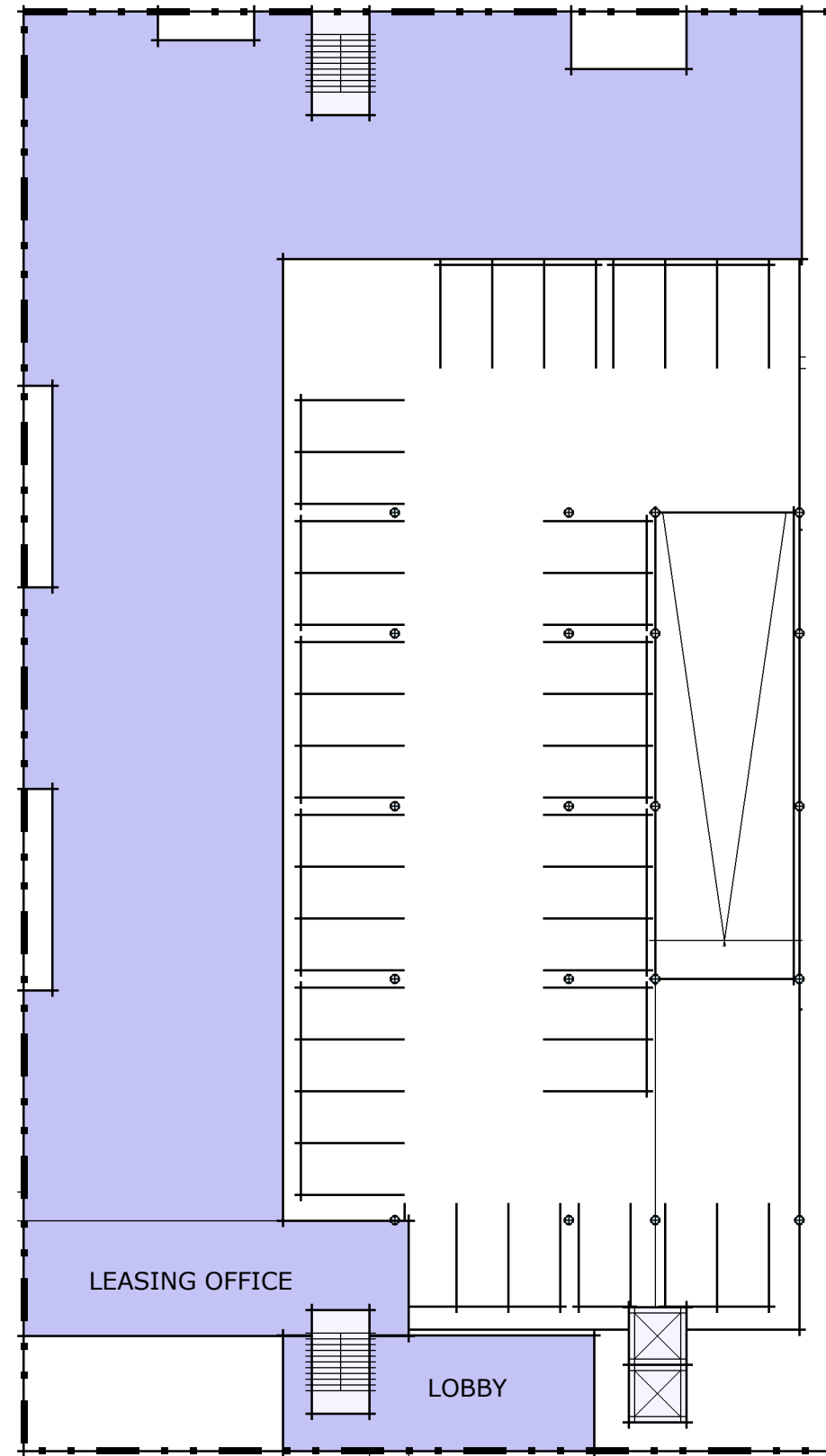
LEVEL P1



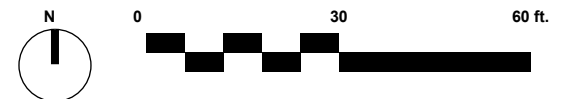
FLOOR PLANS



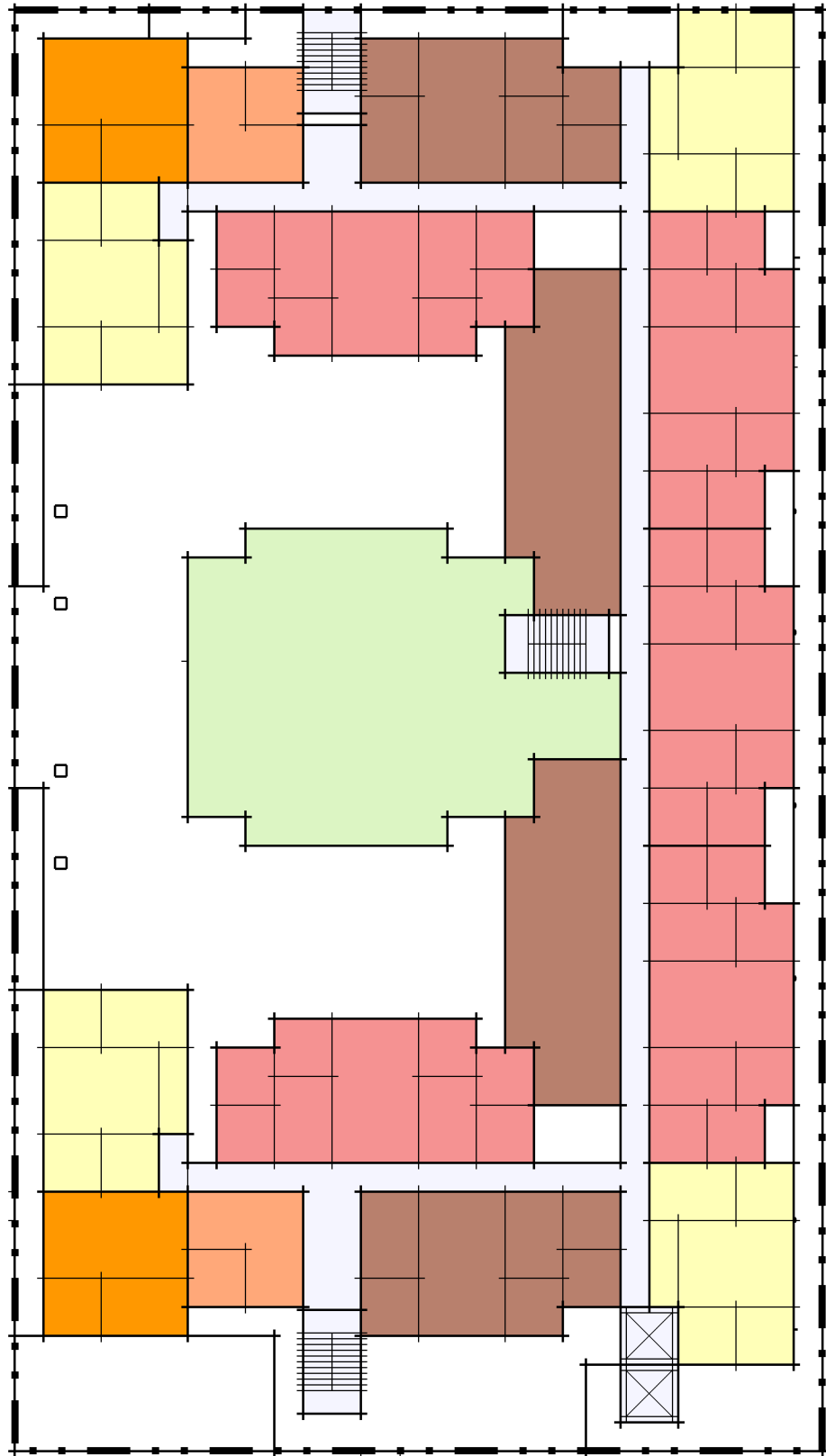
LEVEL 01



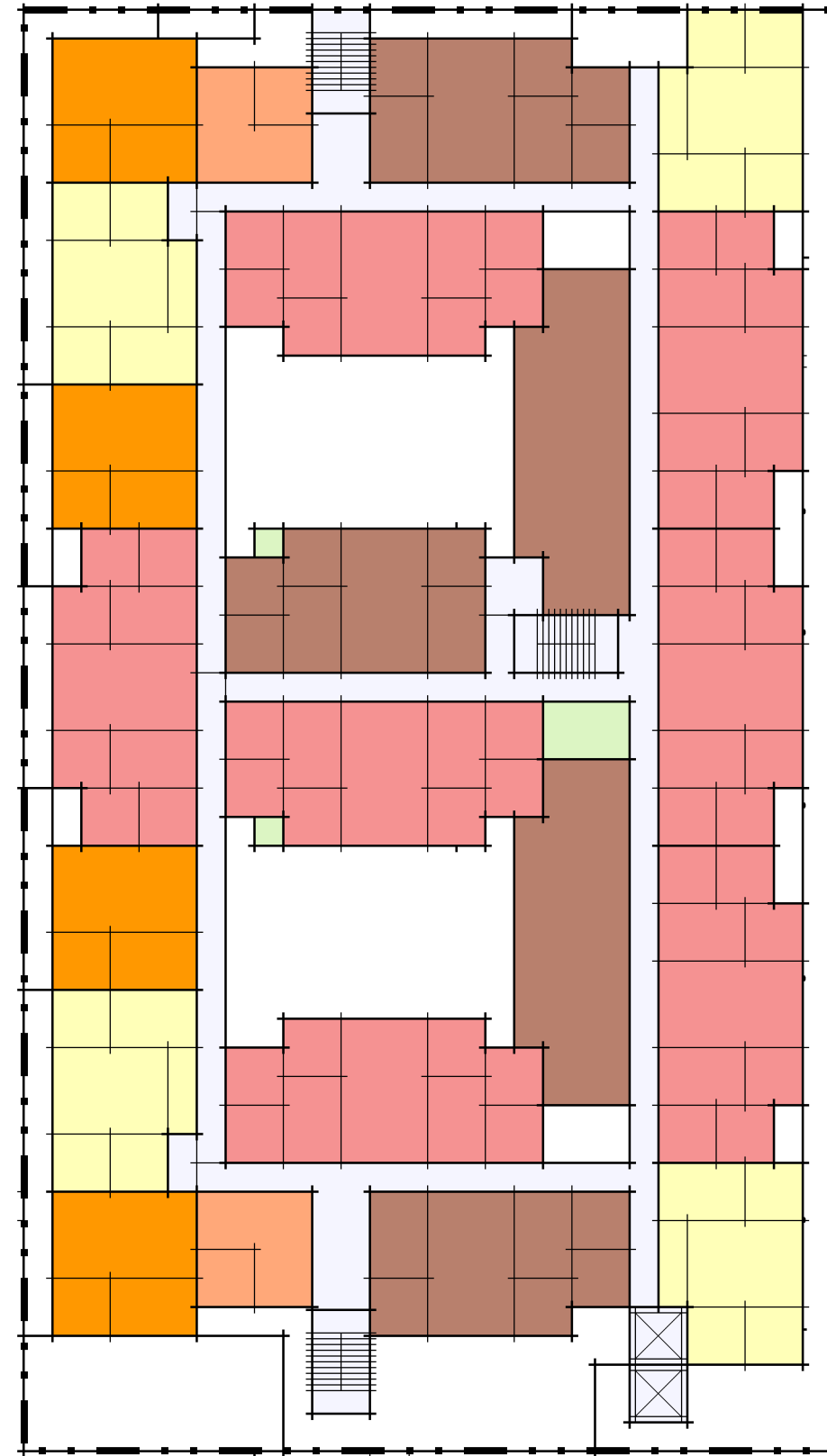
LEVEL M



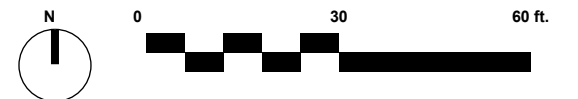
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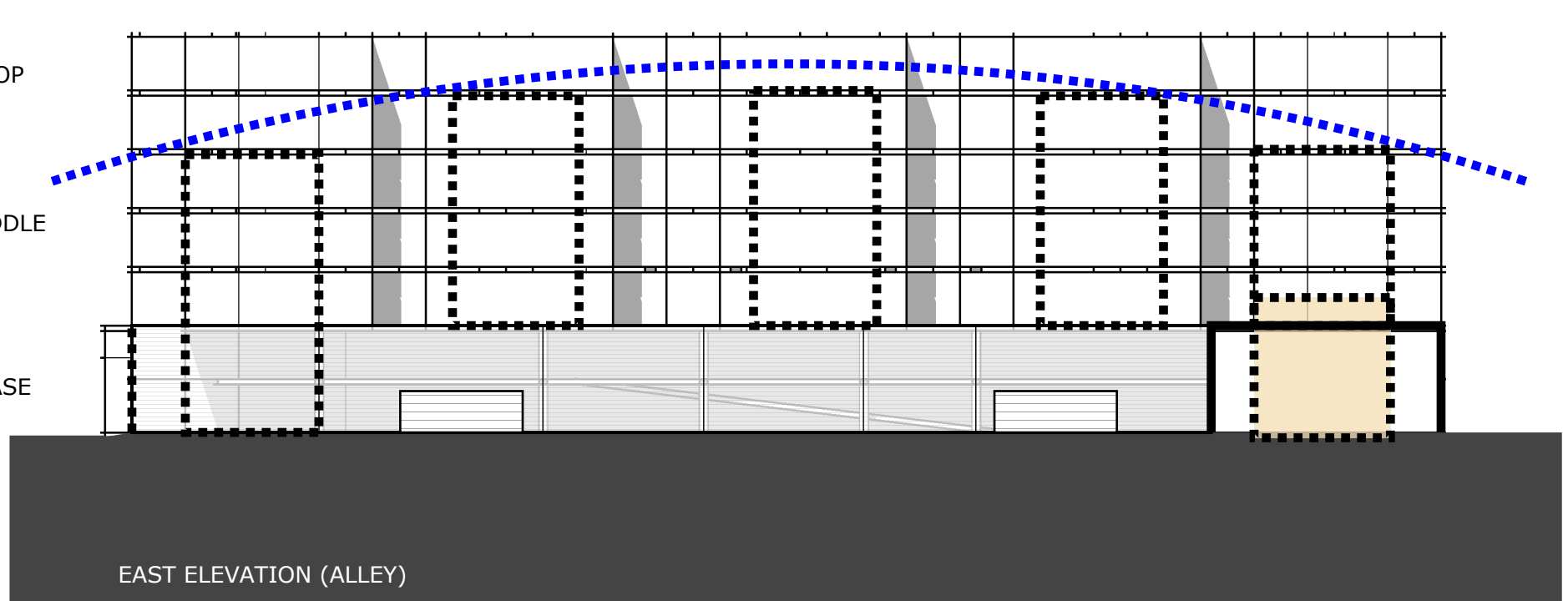
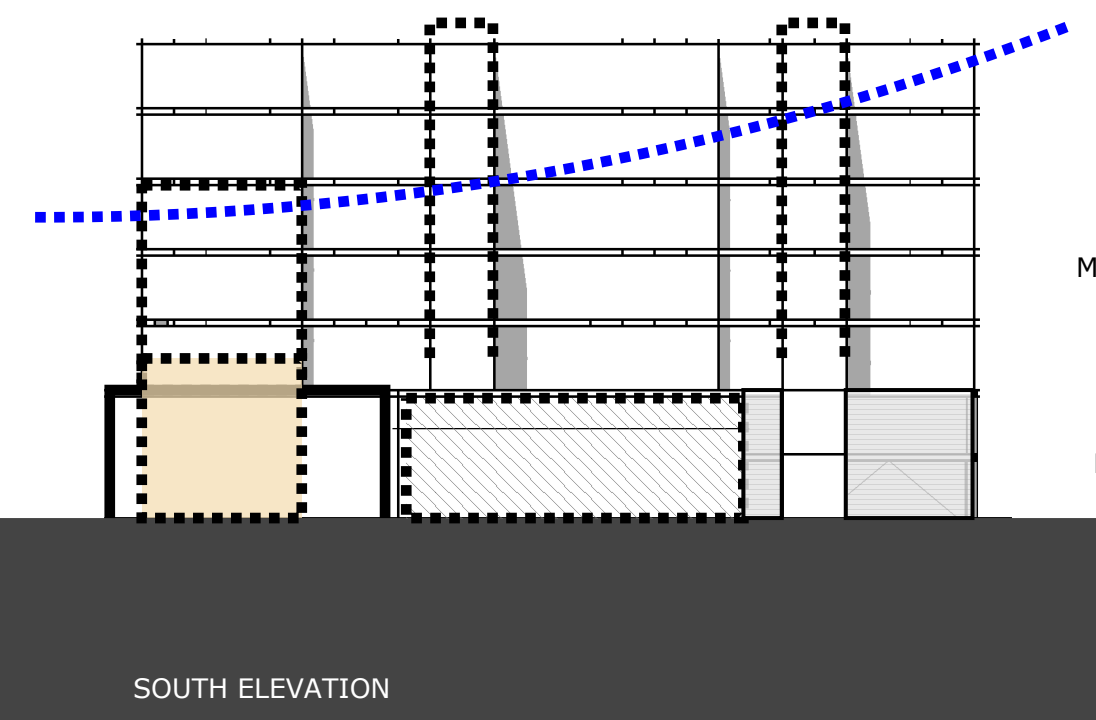
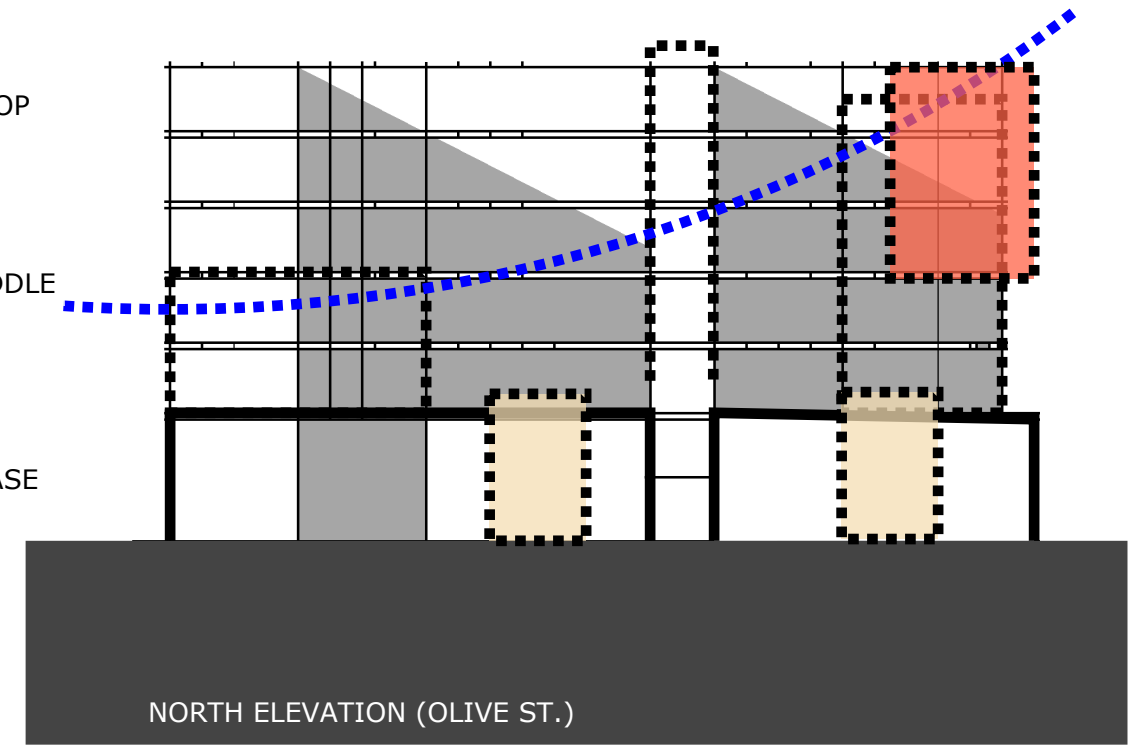
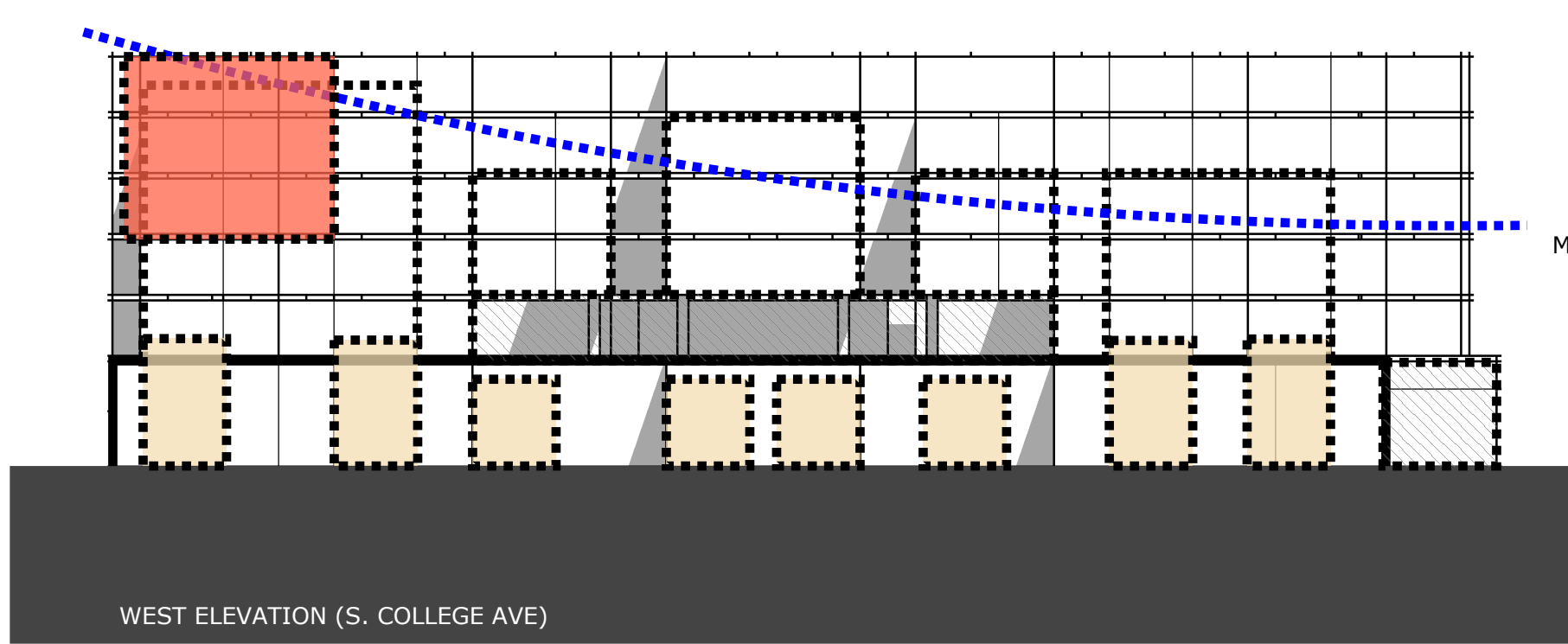
LEVEL 02



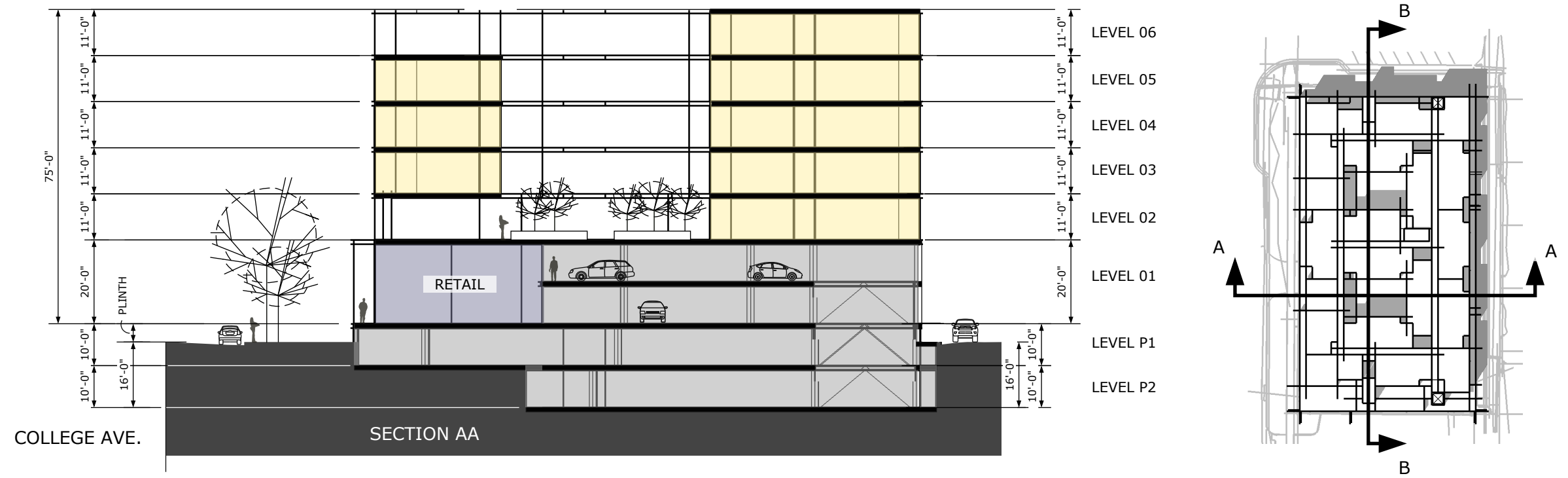
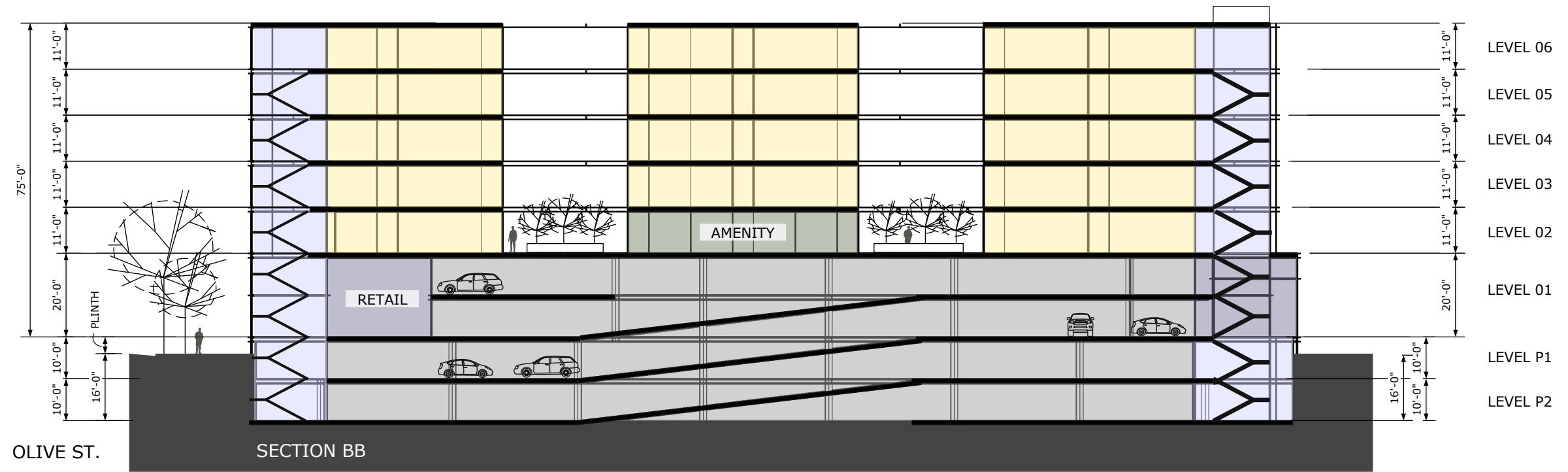
LEVEL 03-06



BUILDING ELEVATIONS



BUILDING SECTIONS











Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

February 13, 2015

RE: 310 College, PDR150002, Round Number 1

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, you may contact the individual commenter or direct your questions through the Project Planner, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Planning Services

Contact: Seth Lorson, 970-224-6189, slorson@fcgov.com

Topic: Building Elevations

Comment Number: 1

Comment Originated: 02/04/2015

02/04/2015: Building Height:

The height limit for this property is 5-6 stories, +/- 85 feet per Sec. 4.16 (D)(2)(b). However, there are multiple sections in the Land Use Code that modify the permitted height in terms of breaking up the massing with articulation and setbacks, and compatibility with the surrounding context.

Sec. 4.16 (D)(4) Building Mass Reduction for Taller Buildings (over 3 stories) - requires that the building have a clearly defined base of one or two stories and upper floors stepped back to reduce the perceived size of the building.

Sec. 3.5.1 Building and Project Compatibility (C) Building Size, Height, Bulk, Mass, Scale

- requires that new buildings be similar in size and height as other structures in the area. If larger, it should be divided into massing modules that reflect the area. Retail modules should be approximately 25' feet wide.

The building height as designed currently follows the city's regulations by the use of: one and two story articulation of the building base; diminished perceived height by upper story setbacks; vertical planar articulation resembling existing retail modules and continuing rhythm along the College Avenue corridor.

Comment Number: 2

Comment Originated: 02/04/2015.

02/04/2015: Building Materials:

Sec. 4.16 (D)(5)(e) requires that "All street-facing facades shall be constructed of high quality exterior materials for the full height of the building. Such materials, with the exception of glazing, shall include stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, architectural metals or any combination thereof. Except for windows, material modules shall not exceed either five (5) feet horizontally or three (3) feet vertically without the clear expression of a joint. For the purposes of this provision, architectural metals shall mean metal panel systems that are either coated or anodized; metal sheets with expressed seams; metal framing systems; or cut, stamped or cast ornamental metal panels. Architectural metals shall not include ribbed or corrugated metal panel systems."

Also, Sec. 3.5.1 (E) requires that materials be similar to those already being used in the area.

Downtown is characterized by brick and local sandstone. These should be the predominant material used. It is important to reiterate that high quality materials shall be used for the entire height of the building and all sides.

Petitioner acknowledges the need/ desire to integrate into existing context, and sees the value of the local and regional vernacular as it pertains to this site and its reflection of surroundings. While exact material are still being developed, the placement, proportion will be carefully considered pursuant to sections Sec. 4.16 (D)(5)(e) and Sec. 3.5.1 (E) of local codes

Topic: General

Comment Number: 1

Comment Originated: 02/04/2015

02/04/2015: Multi-family dwellings with greater than 50 units are subject to review and approval by the Planning and Zoning Board (Type 2). Type 2 projects are required to have a neighborhood meeting at least two weeks prior to submitting the Project Development Plan (PDP).

Comment Number: 2

Comment Originated: 02/04/2015

02/04/2015: At PDP submittal please provide the following additional information:

- Color perspective renderings
- Contextual elevations and sections (we can discuss what sections are necessary)
- Shadow study

Comment Number: 4

Comment Originated: 02/05/2015

02/05/2015: Parking:

The proposed project has 264 bedrooms. As a student housing project, it appears you will be using a rent-by-the-bedroom model, thus the requirement is 0.75 parking spaces per bedroom equalling a minimum parking requirement of 198 parking spaces. Reductions to this minimum requirement will have to very thoughtfully vetted.

If more parking (or storage) is needed, the applicant is encouraged to contact the owner of the underground parking at the Safeway shopping center, located one block to the south.

Comment Number: 5

Comment Originated: 02/05/2015

02/05/2015: Bicycle Parking:

Sec. 3.2.2 (C)(4) requires multi-family project to provide bike parking at one space per bedroom in the form of 60% enclosed and 40% fixed. Please see Sec. 5.1 for the definitions of enclosed and fixed bicycle parking. It is fine to exceed the enclosed bike parking percentage but fixed spaces will need to be provided for retail and near the residential entrances.

Response to 1-5

Our typical proposals rely on the value of stakeholder input from all levels. In pursuit of this we would like to engage with the city's required neighborhood meetings as quickly as allowed, and provide a forum for additional neighbor and business association input as early in the process as possible. Additional requested exhibits will be provided for viewing at the staff and neighborhood stakeholder levels.

Parking as provided reflects all of our required stalls. Contact with neighbor is part of our next steps to gather meaningful feedback from all local stakeholders. We will explore any available options for parking any discovered overages encountered through design process.

Our conceived strategies in many markets are in alignment with the city's downtown guidelines by utilizing alternative transportation strategies. Furthermore, we anticipate meeting or exceeding the minimum bicycle parking requirements of 60% enclosed and 40% fixed for tenants.

Comment Number: 6

Comment Originated: 02/13/2015

02/13/2015: Regarding Engineering's comment about not staging construction materials and equipment in the public right-of-way, there is an area across the street on the south side of Clock Tower Office building that could be used. Or, contact McWhinney/Wells Fargo about staging in front of Sports Authority.

The need for adequate and unobtrusive construction staging is evident in this location. We have reached out to our neighbor immediately to the South, and will continue to engage other neighbors mentioned in this report to remain efficient while maintaining public safety and convenience.

Comment Number: 7

Comment Originated: 02/13/2015

02/13/2015: Fort Collins only permits 3 unrelated people living in a dwelling unit. Sec. 3.8.16(E)(2) provides additional requirement if you propose to have 4 bedroom units: (E) Increasing the Occupancy Limit.

(2) With respect to multiple-family dwellings, the decision maker (depending on the type of review, Type 1 or Type 2) may, upon receipt of a written request from the applicant and upon a finding that all applicable criteria of this Code have been satisfied, increase the number of unrelated persons who may reside in individual dwelling units. The decision maker shall not increase said number unless satisfied that the applicant has provided sufficient additional amenities, either public or private, to sustain the activities associated with multi-family residential development, to adequately serve the occupants of the development and to protect the adjacent neighborhood. Such amenities may include, without limitation, passive open space, buffer yards, on-site management, recreational areas, plazas, courtyards, outdoor cafes, limited mixed-use restaurants, parking areas, sidewalks, bikeways, bus shelters, shuttle services or other facilities and services..

Comment Number: 8

Comment Originated: 02/13/2015

02/13/2015: In addition to the Downtown District standards, please review Sec. 3.5.3 (D & E) of the Land Use Code which provides additional requirements that will help with breaking up the massing of the building and other facade treatments.

Response to 7-8

We intend for the development to meet or exceed the criteria listed in Sec. 3.8.16(E)(2), by the integration of such design elements as: on-site management, business center, indoor and outdoor recreational areas, outdoor street level and above grade courtyards, first floor commercial mixed-use, increased sidewalks, Pocket park at residential entry.

We would be open to discuss the city's desires for R.O.W elements mentioned (e.g. bus shelters, etc.).

Topic: Landscape Plans

Comment Number: 1

Comment Originated: 02/04/2015

02/04/2015: Sec. 4.16 (D)(1) requires that "landscaping shall be designed as an integral part of the development plan." Some of the renderings show landscaping on the 3rd floor but the floor plans do not match. In order to incorporate landscaping into the design, you may have to setback portions of the ground floor. Also, it is important to retain all existing trees.

The character of the street frontage is going to be determined by how you address the floodplain. Flood proofing the building will allow for a more consistent grade and streetscape. If you propose to raise the building entrances out of the floodplain, it will require a very thoughtful design that will still engage the building with the public realm.

Numerous challenges face this site in regards to the landscape design, and at this time are not developed more than conceptual stage. Based on the existing preservation request by city, and the building coverage and orientation, the landscape design will be carefully vetted in terms of species placement and regional year round appeal.

Topic: Site Plan

Comment Number: 1

Comment Originated: 02/05/2015

02/05/2015: Sec. 4.16 (D)(5)(b) & (E)(1)(c) require the inclusion of plaza space for active and passive public use. This also provides an opportunity to incorporate more landscaping into the design.

Comment Number: 3

Comment Originated: 02/10/2015

02/10/2015: The current sidewalk is an inadequate width for the amount of activity that the proposed use will generate. But, the planting strip is in good shape and the trees are healthy. The sidewalk should be widened onto the development site and incorporated into plaza spaces as noted in Site Plan comment #1.

Response to 1, 3

Site circulation utilizes existing entrance points for vehicular and pedestrian circulation. The mid-block curb cut along College Avenue will be abandoned, a landscape strip will be added, and two parking spaces will be gained along College. Access from Olive Street to the Alley will be the only full movement vehicular access to serve as the primary access for all vehicles entering the building proposed garage which access from the Alley.

Pedestrian circulation along the ROW will be enhanced to follow the character of College; we plan to maintain the existing landscaped median and will widen the sidewalk in front of the building. The corner of College and Olive will create an ironing façade, on top, with a carefully articulate hard and soft landscaped corner at the street level.

Along College, at the south end, we are envisioning a Pocket Park, approximately 20 by 40 feet in size, which will allow the main entry to the residential lobby. We are also considering a pedestrian Paseo walk (east-west) to connect College to the Alley along the southern most property line. This significant park would create a condition for people to gather in and potentially private businesses to extend into as a patio.

The alleyway is a north-south access that will allow pedestrians to link to other Old Town alleys, conforming to the Alley Enhancement Master Plan that highlights such linkages.

The Olive Street right of way will be improved to create an urban streetscape condition that supports activating the ground floors of the potential retail level on the corner of College Avenue and Olive Street. This streetscape will allow for safe passage of pedestrians east-west. The improvements to the streetscape could allow the moving of the angled parking in so that the building is only 30 feet away from the parked cars; this proposal shall be reviewed in more detail with all parties.

The development coordinates with and enhances the existing neighborhood by utilizing the existing alleyway, reducing driveway access from College Avenue, and improves movement to, through and around the site from all locations.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/08/2015

02/08/2015: Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

Comment acknowledged. We have reached out to Matt Baker to determine the amount and discuss the timing associated with payment.

Comment Number: 2

Comment Originated: 02/08/2015

02/08/2015: The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>

Comment acknowledged.

Comment Number: 3

Comment Originated: 02/08/2015

02/08/2015: 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.

This is standard operating procedure for any of our developments, and reparations of any ROW damage done by construction efforts will be remedied at the cost of the owner.

Comment Number: 4

Comment Originated: 02/08/2015

02/08/2015: All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.

Comment acknowledged. Code compliance is a contractual part of the design team's purview and will be further assisted by the implementation of a peer review during the final stages of design development.

Comment Number: 5

Comment Originated: 02/08/2015

02/08/2015: Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

Per LCUASS criteria the vehicular access from the ally to the back of sidewalk on Olive St. (Designated local St.) exceeds the minimum 40' distance required.

Comment Number: 6

Comment Originated: 02/08/2015

02/08/2015: This project is responsible for dedicating any right-of-way and easements that are necessary for this project.

Currently have an understanding about the alley side requested dedication from Poudre Valley fire authority. Do not understand if the city is requesting the Collage Avenue side as a formal dedication or R.O.W. improvements. If maintained by the city, the latter would be assumed.

Comment Number: 7

Comment Originated: 02/08/2015

02/08/2015: Utility plans will be required and a Development Agreement will be recorded once the project is finalized.

Comment acknowledged.

Comment Number: 8

Comment Originated: 02/08/2015

02/08/2015: This site is adjacent to CDOT roadway and all access to the site is governed by CDOT. Plans will be routed to CDOT for review and approval and the applicant will need to obtain access permits from CDOT for any access changes (closure and/or change of use or change in construction). The proposed side by side access shown on the plans will not be allowed or approved by the City or CDOT.

Comment acknowledged. We anticipate going through the Region 4 Access Permit process to formally abandon the curb cut on College and remove the access.

Comment Number: 9

Comment Originated: 02/08/2015

02/08/2015: We actually recommend that the access be taken off of the alley. This will allow for additional parallel parking to exist on College where the driveway goes away.

We agree with this direction and have reflected that on our submission. Per our plan, this is desired to maintain the development's vision of a continuing urban streetscape in keeping with the existing context of College Avenue North of Olive St.

Comment Number: 10

Comment Originated: 02/08/2015

02/08/2015: With the proposed zero setback the building will need to be setback so that exiting vehicles can see pedestrians on the sidewalk before pulling out across the sidewalk. This setback can be less when the access enters onto the alley as there is not an adjacent sidewalk.

All required vision clearances will be accounted for at the entrance/ exit of the alley along the Eastern side of the site as a way to ensure pedestrian safety.

Comment Number: 11

Comment Originated: 02/08/2015

02/08/2015: The alley adjacent to the site will need to be improved. In particular the alley/ olive intersection grades need to be improved so that emergency vehicles and other vehicles can safely and easily utilize this access point.

Per discussion with Poudre Valley Fire district and additional 5' has been setback from the existing R.O.W. to provide adequate emergency maneuvering needs.

Comment Number: 12

Comment Originated: 02/08/2015

02/08/2015: A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Comment Acknowledged.

Comment Number: 13

Comment Originated: 02/08/2015

02/08/2015: Really need to think through the design and construction of the basement for this building. Tie backs into the right-of-way will not be allowed. The foundation needs to be constructed in such a way that it doesn't encroach into the ROW.

Discussion regarding construction easements and mitigation of neighboring property issues has just begun. We would anticipate the use of alternative shoring methods to tie-backs on the East, West and North sides.

Comment Number: 14

Comment Originated: 02/08/2015

02/08/2015: In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development . Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Comment Acknowledged. See comment response 6 in "Planning Services" and 13 in "Engineering development review".

Comment Number: 15

Comment Originated: 02/08/2015

02/08/2015: In regards to encroachments in the right-of-way. I will provide you with a copy of the draft policy based on the City Code language. All encroachments if permitted are revocable, so proposed encroachments are not typically shown on the project development plans since they are not permitted until after all the infrastructure improvements are built and verification that they can fit, meet criteria and meet sidewalk clearance requirement and since if they are not permitted or the permission is revoked then the plan is not in non-compliance.

The public right-of-way should be free of any encroachment of structures such as steps and patios. Doors shall not swing out into public right-of-way and will either need to be recessed, or swing inward (into private property). Underground detention systems, LID/PLD measures should similarly be located out of public right-of-way.

Above ground transformers are not allowed within the right-of-way or parkway and will need to be accommodated on site.

Comment Acknowledged. Submitted and revised designs of this project will take into consideration all R.O.W. requirements and proceed with the understanding that any permission will remain revocable.

Comment Number: 16

Comment Originated: 02/08/2015

02/08/2015: LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Based LCUASS parking setbacks (Figure 19-6) and Olive classification of a "Local" we show a minimum distance of 40' required from back of sidewalk along South side of Olive. Our submitted design currently exceeds this criteria.

Comment Number: 17

Comment Originated: 02/11/2015

02/11/2015: The sidewalk adjacent to this site is narrower than the standard downtown sidewalk, but has worked since it is adjacent to a parking lot and not adjacent to a building. With a building being placed at 0 setback or adjacent to the ROW the sidewalk does need to be widened. The minimum clear sidewalk requirement for downtown is 7 feet. Additional discussions with Engineering and planning are needed to determine what the frontage is going to look like how the sidewalk needs can be met and achieved.

Per initial PDR meeting, it is understood that the city is requesting an additional 2' from the property to maintain the sidewalk width carried over from the portion of College avenue North of Olive Street. This would bring the overall sidewalk width to a total of 7'.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/10/2015

02/10/2015: With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Comment acknowledged. See comment response 1 in "Landscape plans" section.

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/09/2015

02/09/2015:

This project is located near several properties that are either potentially eligible for designation as Fort Collins Landmarks, eligible for designation as Fort Collins Landmarks, or that have been designated as Fort Collins Landmarks. For this reason, the project will be reviewed for compliance with LUC 3.4.7

Comment acknowledged.

Comment Number: 2

Comment Originated: 02/09/2015

02/09/2015:

LUC 3.4.7(A) Purpose, states: This section is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.

Comment acknowledged.

02/09/2015:

LUC 3.4.7(B) General Standard, states: If the project contains a site, structure or object that is [designated or individually eligible for designation] then to the maximum extent feasible, the development plan and building design shall provide for the preservation and adaptive use of the historic structure. The development plan and building design shall protect and enhance the historical and architectural value of any historic property that is: (a) preserved and adaptively used on the development site; or (b) is located on property adjacent to the development site and qualifies under (1), (2) or (3) above. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.

LUC 3.4.7(B)(b) states, to the maximum extent feasible, the development plan and building design shall protect and enhance the historical and architectural value of any historic property that is located on property adjacent to the development site and qualifies [as an individual landmark]. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.

Located in the Canyon Downtown Sub-district, the architectural design shall be in context of its surroundings and be compatible with the established architectural character of Downtown Fort Collins. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass, similar window pattern, use of materials that have similarity on color shade and texture.

The E shaped 5 story structure sitting over a retail plinth has been positioned to provide a strong urban edge along College Avenue and Olive Street. The ground level retail front façade will intertwine retail entries, some bicycle parking, outdoor plazas and commercial uses to create a dynamic urban street edge. Pedestrian scale elements and features will be incorporated to enhance the street-level experience and scale the facades to be compatible with the surrounding context.

The 5 stories of residential units above the retail base will include articulated facades (this has not been illustrated yet) with large glazed areas at the living rooms, flanked by inset and partially cantilevered balconies. A combination of regional materials will be incorporated to provide detail and interest and richen the design aesthetic. The nature of the building form "E" allow the incorporation of landscape courtyards on the second level over the retail base. This second level will also incorporate the amenities for the resident, activating the terraces created over the College pedestrian promenade below.

The site design aims to provide a strong urban streetscape experience for residents, visitors, and workers. The goal is to create a four sided block that enhances the streetscape and creates a rich environment that supports urban living and business growth where possible. Attention is given to each corner with specific emphasis on the Olive/College Ave corner. This significant corner would create a condition for people to gather in and potentially private businesses to extend into as a patio. Where feasible, corners will be created as bulb-outs to offer more space for pedestrians.

The internal site would offer planted gardens, potential bio-swales or rain gardens in the courtyards.

Comment Number: 4

Comment Originated:

02/09/2015 02/09/2015:

There is concern regarding the relationship and compatibility of the proposed building to the historic residential district (Laurel School National Register Historic District) just to the east of the project site. Also, there is concern regarding the proposed building's other three elevations and their relationship to the street and the historic character of College Avenue to the north. To address these concerns, massing needs to be broken up with articulation and modulation that picks up on the traditional one and two story nature of the surrounding context. Upper stories, above the first and second story, should be substantially stepped back to emphasize a strong base element. The base element should be modulated in a way that picks up on the retail context of the blockface, including elements like awnings, recessed storefronts, glazing, etc. Additionally, dominant building material choices shall be derived from the surrounding historic context – brick, stone, etc. Furthermore, while the project is not located within the Old Town Historic District, many of the principles for compatible new construction contained in the Design Standards for the District will be helpful in designing a project for this location:

http://www.fcgov.com/planning/pdf/ftc_oldtown_final_july2014_low.pdf

Also, see LUC 3.4.7 (F) for specific language regarding compatible new construction.

Concern Acknowledged.

Comment Number: 5

Comment Originated:

02/09/2015

02/09/2015:

LUC 3.4.7(F)(6), states, "In its consideration of the approval of plans for properties containing or adjacent to sites, structure, objects or districts that: (a) have been determined to be or potentially be individually eligible for local landmark designation or for individual listing in the National Register of Historic Places or the State Register of Historic Properties, or (b) are officially designated as a local or state landmark or are listed on the National Register of Historic Places or (c) are located within a officially designated national, state or local historic district or area, the decision maker shall receive and consider a written recommendation from the Landmark Preservation Commission unless the Director has issued a written determination that the plans would not have a significant impact on the individual eligibility or potential individual eligibility of the site, structure, object or district. A determination or recommendation made under this subsection is not appealable to the City Council under Chapter 2 of the City Code." Please contact Historic Preservation staff to schedule the review before the Landmark Preservation Commission. The Commission meets the second Wednesday of each month for Regular Meetings where recommendations can be given, and the fourth Wednesday of each month where design review sessions are available.

Comment Acknowledged.

Department: Light And Power

Contact: Luke Unruh, 9704162724, lunruh@fcgov.com

Topic: General

Comment Number: 1
02/03/2015

Comment Originated:

02/03/2015: The options for tapping into our electrical system for this site are limited. One option would be to cut in an electric vault next to one of the two on the north side of the building along Olive St. Out of the new oval vault we would be able to provide power. System modification charges will apply at the owner's expense. **We anticipate cutting a new electric vault in the Olive St. parkway, just west of the alley. From there, a new 3-phase transformer will be set on-site to serve the building. We would like to further discuss options for upper-story overhangs into the clear space provided around the transformer at the ground level.**

Comment Number: 2
02/03/2015

Comment Originated:

02/03/2015: Contact Light and Power Engineering to coordinate the transformer and electric meter locations and show the locations on the utility plans.

Comment Number: 3
02/03/2015

Comment Originated:

02/03/2015: Contact Light and Power Engineering to coordinate the transformer and electric meter locations and show the locations on the utility plans.

Comment Number: 4
02/03/2015

Comment Originated:

02/03/2015: Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
Contact with Light and power forthcoming.

Department: PFA

Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-](mailto:jlynxwiler@poudre-fire.org)

[fire.org](http://poudre-fire.org) Topic: General

Comment Number: 1
02/13/2015

Comment Originated:

02/13/2015: HIGH RISE

The building will be defined as a high rise if the highest occupied floor is located more than 75' above the lowest level of fire department vehicle access.

The highest occupied floor plate is currently designed at, or below 75' and therefore does not automatically fall into high rise design compliance. Alternative measures of building safety have been discussed with Poudre fire and will continue to be evaluated as the building design proceeds through the City of Fort Collins development process.

Comment Number: 2
02/13/2015

Comment Originated:

02/13/2015: 2012 IFC CODE ADOPTION

The Poudre Fire Authority and City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

Comment Number: 3
02/13/2015

Comment Originated:

02/13/2015: AUTOMATIC FIRE SPRINKLER SYSTEM

This mixed-use building will require an NFPA 13 automatic fire sprinkler system under a separate permit.

GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

> IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups. Exception: Enclosed parking garages located beneath Group R3

BALCONIES AND DECKS

> IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

Comment Number: 4
02/13/2015

Comment Originated:

02/13/2015: FIRE STANDPIPE SYSTEM

> IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approved fire pump may be required to achieve this minimum pressure.

Comment Number: 5

Comment Originated: 02/13/2015

02/13/2015: FDC

> IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

Comment Number: 6

Comment Originated: 02/13/2015

02/13/2015: FIRE LANES

Fire Access shall be provided to within 150' of all portions of the building. Fire access cannot be measured from an arterial road. If fire access is provided by a private road/drive, it shall be dedicated as an Emergency Access Easement and meet minimum specifications. Fire access limits can be extended when the building is equipped with a fire sprinkler system but sprinklering does not eliminate all access requirements. Buildings exceeding 30' in height have additional access width requirements. At this time, PFA would like to discuss alley improvements to enable better building access. If access cannot be improved, alternative means of compliance with the fire code may be obtained through building design and/or systems upgrade. Further review is needed. Code language provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

> AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED

1012 IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

> AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH

2012 IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

> AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING

2012 IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Comment Number: 7

Comment Originated: 02/13/2015

02/13/2015: ROOF ACCESS

> IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

Comment Number: 8

Comment Originated: 02/13/2015

02/13/2015: WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Should a flow test be needed, one can be scheduled by going to our website at www.pfafireprevention.org.

Click on the "For Contractors" tab at the top of the page and select "Request a Fire Hydrant Flow Test". This will take you to an application which can be filled out and submitted electronically. Fire Protection Technician Garnet England will then contact your designate to set up a date and time for the test. You may contact her directly with questions at 970-219-8651.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

> IFC 507.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

Comment Number: 9

Comment Originated: 02/13/2015

02/13/2015: PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings or building additions that cause the building to be greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

Comment Number: 10

Comment Originated: 02/13/2015

02/13/2015: KEY BOXES REQUIRED

> IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location (or locations) on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 7 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel. Exception can be made by the PFA if it is more logical to have the box located somewhere else on the structure.

Knox Box size and location will be reviewed and approved at time of building permit. All new or existing Knox Boxes must contain the following keys as they apply to the building:

- > Exterior Master
- > Riser room
- > Fire panel
- > Elevator key if equipped with an elevator

The number of floors determines the number of sets of keys needed. Each set will be placed on their own key ring.

- > Single story buildings must have 1 of each key
- > 2-3 story buildings must have 2 of each key
- > 4+ story buildings must have 3 of each key

For further details or to determine the size of Knox Box required, contact the Poudre Fire Authority Division of Community Safety Services.

Comment Number: 11

Comment Originated:

02/13/2015

02/13/2015: PREMISE IDENTIFICATION

Premise identification and addressing will be reviewed and approved at time of building permit. Numerical sizing may be needed to be up-sized based on circumstances of the site. Code language is provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Response to 2-11

Comment Acknowledged. Design will be in compliance of the 2012 IFC code, FCLU, Poudre Fire Authority Bureau Admin Policy, and Division of Community Safety Services and will be used with respect to the design of the site and building life safety and fire protection standards. We will also make work with the Poudre Valley Fire authority to provide any preferential design alternatives possible, per discussion with Jim Lynxwiler on 3/30/2105 these may include but are not limited to: sprinkler system; roof access for fire fighters; areas of refuge in stairwell; 2 hour protected and possible pressurized stairwell; fire separation between portions of the building as required by code. The design team will strive to maintain a dynamic engagement with the Poudre Valley fire authority throughout the approval process.

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932,

jschlam@fcgov.com Topic: Erosion Control

Comment Number: 18

02/11/2015

Comment Originated:

02/11/2015: The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted for FDP. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. Current Erosion Control Materials Submitted does not meet requirements. Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning this section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com

Comment acknowledged, and materials will be submitted at time of FDP.

Contact: Mark Taylor, 970-416-2494,

mtaylor@fcgov.com Topic: Floodplain

Comment Number: 8

02/10/2015

Comment Originated:

02/10/2015: The western edge of this property is located within the City-regulatory Old Town 100-year flood fringe. Development must conform to all safety requirements of Chapter 10 of City Municipal Code.

Comment acknowledged.

Comment Number: 9

02/10/2015

Comment Originated:

02/10/2015: Residential and mixed use structures are allowed in the 100-year flood fringe, as long as the lowest finished floor, all duct work, heating, air conditioning, ventilation, electrical and mechanical systems, plumbing, etc. are elevated a minimum of 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 18\text{-inches}$.

Comment acknowledged. At this point it appears that flood proofing may be pursued as an alternate to elevating, but is still in design process as it relates to excavation depth relative to groundwater elevation.

Comment Number: 10

02/10/2015

Comment Originated:

02/10/2015: After construction, a FEMA Elevation Certificate must be submitted to and approved by the City before a Certificate of Occupancy will be issued.

Comment acknowledged.

Comment Number: 11

Comment Originated:

02/10/2015

02/10/2015: Critical Facilities are not allowed in the 100-year flood fringe.

Comment acknowledged. No Critical Facilities are proposed.

Comment Number: 12

Comment Originated:

02/10/2015

02/10/2015: A parking garage may be constructed below the RFPE, provided that all residential use is above the RFPE, and the garage (and all entrances into the garage) is floodproofed up to the RFPE. The floodproofing requirements of Section 10-38 of City Code must be met. A FEMA Floodproofing Certificate will be required before construction begins, and again after construction is complete (prior to issuing a Certificate of Occupancy). Please see the following FEMA publications related to the parking garage floodproofing: 1) FEMA Technical Bulletin 2-08, "Flood-Resistant Materials Requirements" 2) FEMA Technical Bulletin 3-93, "Non-Residential Floodproofing Requirements and Certification" 3) FEMA P-396, "Floodproofing Non-Residential Buildings" 4) FEMA 6-93 "Below-Grade Parking Requirements".

Comment acknowledged. The entrance into the garage is expected to be floodproofed to City/FEMA requirements. Please note, once within the floodproofed structure, the garage will ramp down to one level of below-grade parking, which will reside below both the RFPE and BFE (similar to Cortina).

Comment Number: 13

Comment Originated:

02/10/2015

02/10/2015: All elevators must comply with FEMA Technical Bulletin 4-93, "Elevator Installation".

Comment acknowledged. The same team that did Max Flats will be working on this project and provided the necessary documentation.

Comment Number: 14

Comment Originated:

02/10/2015

02/10/2015: Any construction activities in the 100-year flood fringe (e.g. grading, building construction, parking areas, driveways, fences, utility work, landscaping, etc.), must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans.

Comment acknowledged.

Comment Number: 15

Comment Originated:

02/10/2015

02/10/2015: In addition to obtaining an approved Floodplain Use Permit, any development in the floodway (utility work, landscaping, paving, sidewalks, etc.) must be preceded by a No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado.

Comment acknowledged.

Comment Number: 16

Comment Originated:

02/10/2015

02/10/2015: Development review checklists for floodplain requirements as well as all forms and publications mentioned above can also be obtained <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.

Comment acknowledged.

Comment Number: 17

Comment Originated:

02/10/2015

02/10/2015: Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions.

Comment acknowledged.

Contact: Shane Boyle, 970-221-6339,

sboyle@fcgov.com **Topic: General**

Comment Number: 1

Comment Originated:

02/10/2015

02/10/2015: It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.

Comment acknowledged. We intend to fully grandfather all existing impervious areas.

Comment Number: 2

Comment Originated: 02/10/2015

02/10/2015: If there is an increase in imperviousness greater than 5,000 square feet a drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 5,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 5,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.

Comment acknowledged.

Comment Number: 3

Comment Originated: 02/10/2015

02/10/2015: When there is an increase in impervious area greater than 5000 square feet on an existing development, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 5000 but more than 350 square feet of new impervious area; a grading and erosion control plan is required instead of a complete construction plan set.

Comment acknowledged. Quantity detention is not anticipated.

Comment Number: 4

Comment Originated: 02/10/2015

02/10/2015: Water quality treatment for 50% of the site is provided for in the Udall Natural Area water treatment facility. However additional onsite water quality treatment is encouraged as described in the Fort Collins Stormwater Manual, Volume 3 ¿ Best Management Practices (BMPs). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.

(<http://www.fcgov.com/utilities/business/builders-and-developers/development-form-s-guidelines-regulations/stormwater-criteria>)

Comment acknowledged

Comment Number: 5

Comment Originated: 02/10/2015

02/10/2015: Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. For more information please refer to the City's website where additional information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

Comment acknowledged. Alternates to the 25% permeable paving need to be pursued due to the absence of exposed at-grade parking.

Comment Number: 6

Comment Originated: 02/10/2015

02/10/2015: The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Comment acknowledged.

Comment Number: 7

Comment Originated: 02/10/2015

02/10/2015: The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Comment acknowledged.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/09/2015

02/09/2015: No comments.

Department: Traffic Operation

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/10/2015

02/10/2015: The access on College is problematic - especially the double access. It would be best to plan on taking access of the alley.

Per redesign, our intent is to access the resident parking from ally only to preserve the continuation of the pedestrian experience from College Avenue north of Olive St.

Comment Number: 2

Comment Originated: 02/10/2015

02/10/2015: A traffic study will be needed. Please contact me to scope the study.

Traffic study by ELB Engineering LLC was completed, and will be included as part of this PDP submittal package for review.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/10/2015

02/10/2015: Existing water mains in the area include a 4" main in College, an 8" main in Olive, and a 6" main in Remington. Sanitary sewers in this area include a 6" main in the alley to the east of the site.

Comment acknowledged.

Comment Number: 2

Comment Originated: 02/10/2015

02/10/2015: There is an existing 4" fire line tapped off the 4" main in College with a 2" water service tapped off the fire line. Existing sewer service is from the main in the alley. These services will need to be reused with the proposed development or abandoned at the main.

The existing 4" tap at College will be reused, if possible. Can a 3" meter be set on the existing 4" line? If said water service cannot be reused, it will be abandoned at the main. The existing sewer service is inadequate and will be abandoned at the main.

Comment Number: 3

Comment Originated: 02/10/2015

02/10/2015: Separate water and sewer services will be required for the residential and non-residential portions of the building. Grease interceptors will be required for any restaurants in the project.

Comment acknowledged. At present tenants are not identified, but all concessions for the possibility of any tenant with commercial food prep will be designed to code with consideration to grease interceptors and any Dept of health regulations necessary.

Comment Number: 4

Comment Originated: 02/10/2015

02/10/2015: Given that this development is tying into a 6" sewer main, sewer modeling using peak flows from the development should be completed to ascertain whether the sewer has adequate capacity for this scale of development. The City can help with this modeling as the demands for the building become known. Any upsizing of the existing sewer main due to impacts from this development will be at the cost of the developer and will need to be included as part of this development.

Comment acknowledged. What is the capacity/feasibility of tying into the sewer manhole in the alley on the north side of Olive?

Comment Number: 5

Comment Originated: 02/10/2015

02/10/2015:

It is questionable whether sufficient water service for this site can be provided from the 4" main in College. Likely, water service from the 8" main in Olive and/or multiple taps to serve the development would be a better scenario.

Comment acknowledged. While reuse of the existing 4" tap will be explored, we anticipate a strong likelihood that new water services from Olive will be necessary.

Comment Number: 6

Comment Originated: 02/10/2015

02/10/2015: The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at:
<http://www.fcgov.com/standards>

Comment acknowledged.

Comment Number: 7

Comment Originated: 02/10/2015

02/10/2015: Development fees and water rights will be due at building permit.

Comment acknowledged.

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/11/2015

02/10/2015: LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. How will trash be handled?

The design team has employed the services of a refuse consultant to provide adequate design feedback for best practices regarding refuse removal. Current configuration employs trash chutes designated to the specific refuse collection (e.g. general or recycling). These will collect refuse in 2 cubic yard roll off containers, to be stored and secured internal of building envelope. Removal/ haul-off shall be collected in the alley on designated pick-up days by local hauler.

Comment Number: 1

Comment Originated: 02/11/2015

02/11/2015: LUC 3.8.16(E)(2) The four bedroom units will require that the occupancy limit be increased. The decision maker (Planning and Zoning Board) may, upon receipt of a written request from the applicant and upon a finding that all applicable criteria of this Code have been satisfied, increase the number of unrelated persons who may reside in individual dwelling units. The decision maker shall not increase said number unless satisfied that the applicant has provided sufficient additional amenities, either public or private, to sustain the activities associated with multi-family residential development, to adequately serve the occupants of the development and to protect the adjacent neighborhood. Such amenities may include, without limitation, passive open space, buffer yards, on-site management, recreational areas, plazas, courtyards, outdoor cafes, limited mixed-use restaurants, parking areas, sidewalks, bikeways, bus shelters, shuttle services or other facilities and services.

Comment acknowledged

Topic: Site Plan

Comment Number: 1

Comment Originated: 02/10/2015

02/10/2015: 256 bedrooms requires 192 parking spaces. Tandem parking stalls are not counted as two spaces therefore you are only showing 136 spaces. Without a modification this would not be allowed.

No tandem parking is utilized in the current submission.

Comment Number: 2

Comment Originated: 02/10/2015

02/10/2015: 192 parking spaces requires 6 handicap spaces. One of these needs to be a van-accessible space.

Comment acknowledged

Comment Number: 3

Comment Originated: 02/10/2015

02/10/2015: LUC 3.2.2(L) Table A and B
Standard 90 degree parking stall is 19'x 9'

Up to 40% of the parking can be for compact vehicles: 90 degree parking stall is 15' x 8'

Comment acknowledged