

Conceptual Review Agenda

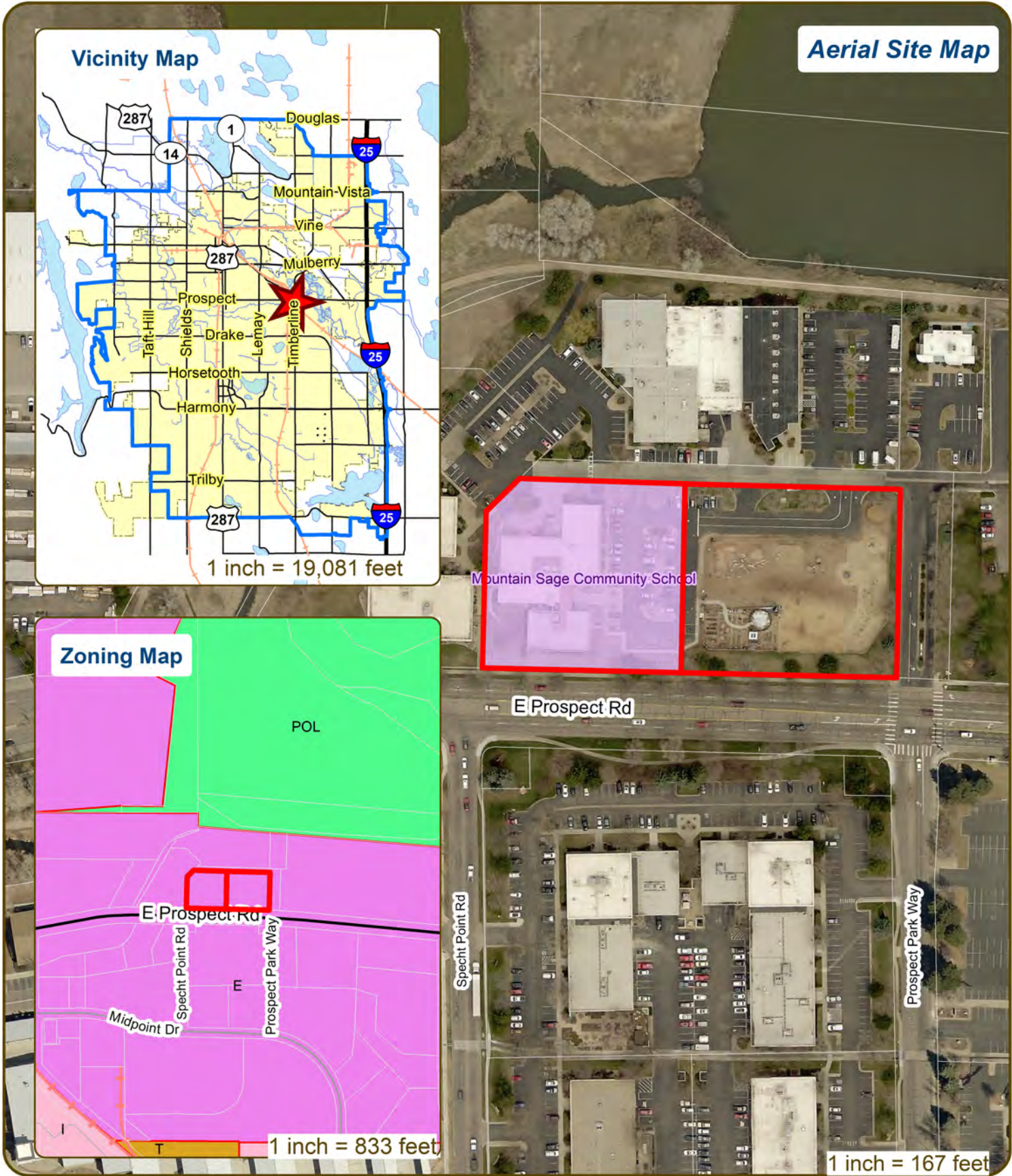
Schedule for 11/04/21

Meetings hosted via Zoom Web Conferencing

Thursday, November 4, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	2310 E Prospect Rd School Expansion CDR210086	Alan Hauser 970-669-8220 al@hauserarchitectspc.com	This is a request to expand the existing building used by Mountain Sage Community School located at 2310 E Prospect Rd (parcel # 8717303906; 8717306970). The proposed expansion is 14,811 sf total to accommodate an increase in the student population from 325 to 450 students. 49 on-site parking spaces would be provided as well as a reconfiguration of the existing parking area and the adjacent parcel to the east to accommodate 3 new queuing lanes for pickup and drop-off. Access is taken from a private drive to the north which is access from Prospect Park Way directly to the east. The property is within the Employment (E) zone district and is subject to a Site Plan Advisory Review (SPAR).	Planner: Jason Holland Engineer: Dave Betley DRC: Todd Sullivan

2310 E Prospect Rd Mountain Sage School Expansion



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

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 for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

**MOUNTAIN SAGE COMMUNITY SCHOOL
ADDITION-EXPANSION & LAND UTILIZATION STUDY
2310 E Prospect Avenue**

October 22, 2021

Hauser Architects has been asked to update the 2013 Master Plan for the Mountain Sage Community School to determine the feasibility of increasing the student population served at the current site from 325 students to 450 students. This expansion represents a 38% increase in current student population. This proposed addition would essentially expand the current K thru 8th program from 1+ to 2 full rounds.

The school is currently located on two individual parcels within the Seven Lakes Business Park development. The school building itself is located on the western 1.36 acre lot (Parcel # 87173-06-906) which is owned by WM Services, LLC. The outdoor classroom, playground and traffic queues for the school are located on the eastern 1.51 acre lot (Parcel # 87173-06-910) which the school leases from the Orthopedic Center of the Rockies. Together, these two parcels contain 2.87 acres.

The current building contains a total of 17,884 SF per existing drawings of the facility. The expansion plan being presented for Concept Review depicts a total building area of approximately 32,695 SF, or an increase of 14,811 SF. This addition would represent an 82% increase in total gross floor area.

The proposed expansion of the existing building has been planned such that the building will not reduce existing setbacks from any of the surrounding property lines. Further, the expanded school building will still be totally contained within the existing western parcel or lot. The eastern (leased) lot would be limited to sitework improvements only to improve the traffic queues for student arrival and departure.

The 2013 TIS prepared by Delich Associates indicated a required queue at dismissal bell (worst case scenario) of 44 vehicles. This is the queue configuration that serves the school site today. The volume of this queue has been increased by 18 vehicles (41%) on the Conceptual Site Plan offered for concept review.

As you are aware, the recently approved Mountain View Community Church is currently under construction on the lot to the north of Mountain Sage Community School. It is my understanding that all of the property owners within the Seven Lakes Business Park Association have agreed to a joint cross access parking agreement to address or alleviate peak parking demands that may occur at different times between the various uses.

Our interests at this time are to receive comments from the City of Fort Collins with respect to a preliminary SPAR process. What components of this preliminary plan (if any) may not be in compliance with the following sections of the Fort Collins Land Use Code:

- 1.5.5; 1.6.52.10.2 – Enlargement of Building and Expansion of Facilities, Equipment or Structures
- 2.10.2 - Variances By the Director
- 3.8.20 – Expansions and Enlargements of Existing Buildings

- 3.8.19 – Setback Regulations
- 4.2.7 – Employment District (E), or
- Other Divisions of the Land Use Code that may be applicable to the original Seven Lakes Final PUD – Tract A and subsequent Administrative Modifications to the same.

**IBC, IEBC and IECC CODE REVIEW
MOUNTAIN SAGE COMMUNITY SCHOOL EXPANSION**

The original plans for this building (The Baker Building at the time) were prepared by the Neenan Company in 1983 under the 1979 UBC (Uniform Building Code). These plans were for a Type II-B Construction with a B-Occupancy designation.

The 2013 remodel of Mountain Sage Community School was designed by Hauser Architects under the 2009 IBC. The current expansion of the school would be subject to building code review by the State of Colorado, Division of Public Safety. Fire Department review could be provided by State of Colorado, Division of Public Safety or could be performed locally by Poudre Fire Authority if not deferred to State review.

The Code Study for the 2013 remodel of the Mountain Sage Community School has been attached to this project narrative for reference.

**OPINION OF PROBABLE
COST OF CONSTRUCTION**

During the last two years of the COVID pandemic, labor & material costs rose dramatically and supply chain problems led to schedule and completion delays and additional cost increases. In today's dollars (4thQ, 2021), we are estimating the total cost of new construction for primary school facilities to be within the range of \$375/SF to \$425/SF.

These costs are inclusive of architectural/engineering design fees, building permit and development fees, general contracting fees, site development work and vertical building costs. They are exclusive of land costs, debt service fees, owner's representative fees and all fixtures, furniture and equipment costs.

**TYPICAL NEW SCHOOL CONSTRUCTION COSTS
AS A PERCENTAGE OF TOTAL COST
BY DISCIPLINE OR DESCRIPTION OF WORK**

A/E Design Fees -	6%
Permit and Development Fees -	7%
General Contracting Services -	8%
Land Development and Sitework -	26%
Architectural Construction -	38%
Fire Protection Systems -	2%
Plumbing Systems -	3%
Mechanical HVAC Systems -	4%
Electrical Power & Lighting Systems -	6%
	100%

2009 INTERNATIONAL BUILDING CODE ANALYSIS:

TYPE OF CONSTRUCTION:	III-B (FULLY SPRINKLED, NO RATED AREA SEPARATIONS)
BUILDING ACTUAL AREA:	15,480 S.F. EXISTING MAIN LEVEL BUILDING 2,405 S.F. EXISTING UPPER LEVEL 17,885 S.F. TOTAL ACTUAL AREA
OCCUPANCY GROUP:	E (EDUCATION) 14,010 S.F. A-3 (ASSEMBLY) 622 S.F. B (BUSINESS) 2,149 S.F.
ALLOWABLE AREA:	14,500 S.F. 3-STORIES
AREA INCREASES:	14,500 S.F. BASIC ALLOWABLE 10,875 S.F. 75% FRONTAGE INCREASE 43,500 S.F. 300% SPRINKLER INCREASE 68,875 S.F. TOTAL ALLOWABLE S.F.
BUILDING OCCUPANCY GROUP:	(SEE OCCUPANCY GROUP KEY PLANS) MAIN LEVEL SCHOOL AREA 1 E 1,018 S.F. MAIN LEVEL SCHOOL AREA 2 E 1,424 S.F. UPPER LEVEL SCHOOL AREA 3 E 2,127 S.F.
OCCUPANT LOAD:	MAIN LEVEL COMMON AREA A-3 662 S.F. OFFICE AREA B 2,149 S.F.
AREA SEPARATIONS:	(SEE OCCUPANT LOAD KEY PLAN, CALCULATED BY NET AREA) SCHOOL OFFICE AREA 450 S.F. @ 100 S.F. = 4.5 OCCUPANTS CLASSROOM AREA 1 2,861 S.F. @ 20 S.F. = 143.0 OCCUPANTS BREAKOUT AREA 622 S.F. @ 4 S.F. = 156.0 OCCUPANTS CLASSROOM AREA 2 2,662 S.F. @ 20 S.F. = 133.1 OCCUPANTS CLASSROOM AREA 3 981 S.F. @ 20 S.F. = 49.0 OCCUPANTS BREAK ROOM 1 161 S.F. @ 100 S.F. = 1.6 OCCUPANTS CLASSROOM AREA 4 884 S.F. @ 20 S.F. = 44.2 OCCUPANTS BREAK ROOM 2 111 S.F. @ 100 S.F. = 1.1 OCCUPANTS UPPER OFFICE AREA 1 742 S.F. 1.9 OCCUPANTS UPPER OFFICE AREA 2 640 S.F. 6.4 OCCUPANTS SCHOOL OCCUPANT LOAD 487.5 OCCUPANTS
FIRE RATED CONSTRUCTION:	SEPARATE TENANT 2,149 S.F. @ 100 S.F. = 22 OCCUPANTS TOTAL OCCUPANT LOAD 510 OCCUPANTS AREA SEPARATIONS (NOT REQUIRED PER 2009 IBC 508.2.4)
FIRE SPRINKLERS:	EXTERIOR RATED CONSTRUCTION NOT REQUIRED PER 2009 IBC TABLE 601 RATED ROOF ASSEMBLY NOT REQUIRED PER 2009 IBC TABLE 602 RATED CORRIDORS NOT REQUIRED PER 2009 IBC 1018.1
FIRE ALARM & DETECTION:	THIS BUILDING IS TO BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH SECTION 903 & NFPA 13. A MANUAL FIRE ALARM AND NOTIFICATION SYSTEM IS REQUIRED IN ALL GROUP 'E' OCCUPANCIES WITH AN OCCUPANT LOAD OF GREATER THAN 50 OCCUPANTS

REQUIRED EXITS & ACCESSIBILITY:
 (3) EXITS TOTAL REQUIRED
 (2) REQUIRED FROM EACH AREA OVER 50 OCC.
 (4) EXITS PROVIDED
 (1) ACCESSIBLE EXIT REQUIRED PER 2009 IBC 3411.4.2
 (2) PROVIDED
 (1) ACCESSIBLE ROUTE TO PARKING REQUIRED
 (1) PROVIDED

TRAVEL DISTANCE:
 250' MAXIMUM TRAVEL DISTANCE TO EXIT
 75' MAXIMUM COMMON PATH OF EGRESS

EGRESS WIDTH:
 72" MINIMUM EGRESS WIDTH
 510 OCCUPANTS x 2 = 102" 102/2 = 51" REQUIRED
 175" PROVIDED
 (3 EXITS @ 34' CLEAR EA., 1 EXIT @ 70' CLEAR)

PLUMBING FIXTURES:
 MAIN LEVEL SCHOOL AREA FIXTURES
 M.C. 4.88 M 4.88 F (473.2/2 = 243.75 @ 1/2)
 5 MALE 5 FEMALE (PROVIDED)

LAV 4.88 M 4.88 F (473.2/2 = 243.75 @ 1/2)
 5 MALE 5 FEMALE (PROVIDED)

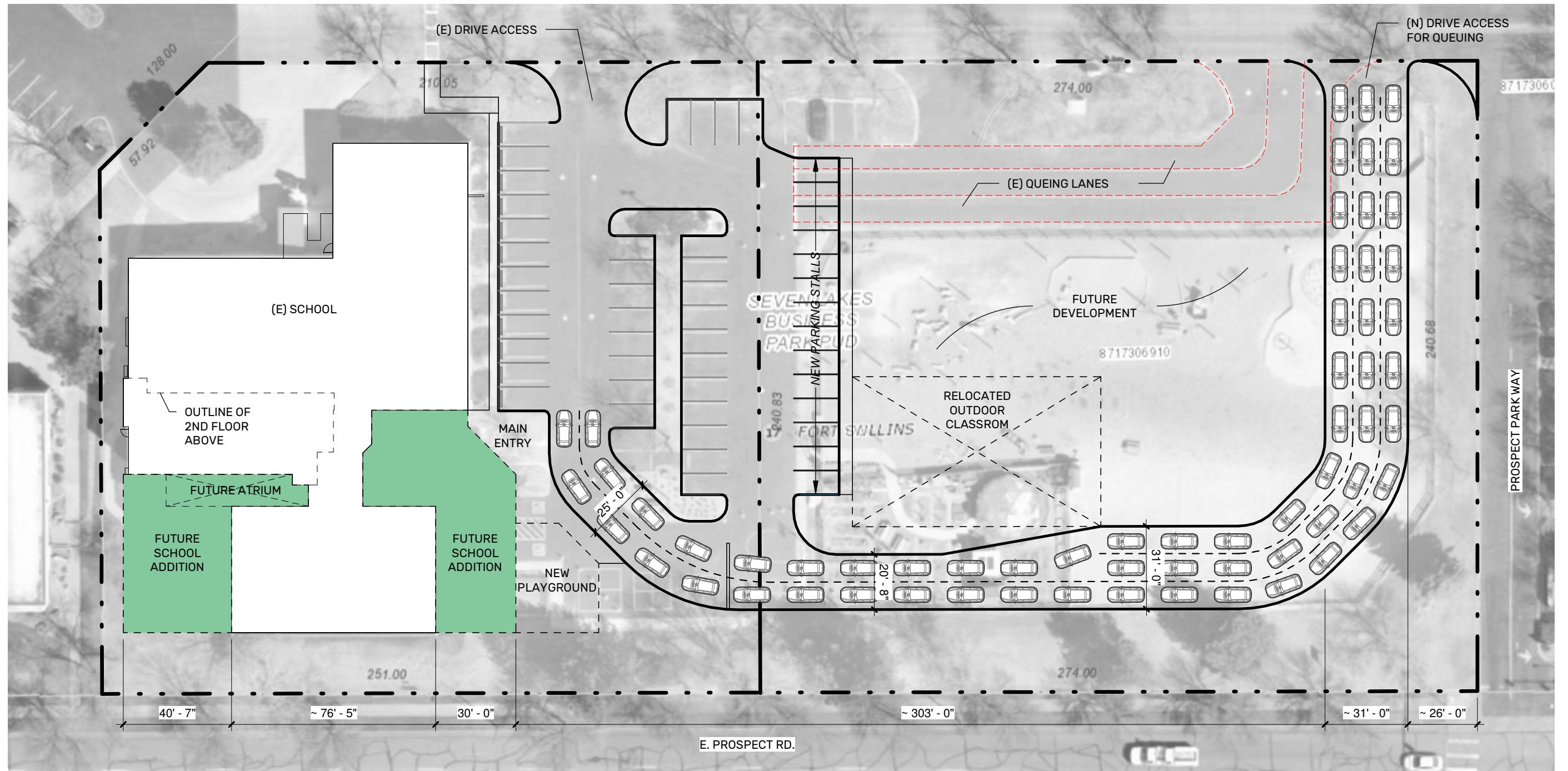
UPPER LEVEL FIXTURES
 M.C. 0.14 M 0.14 F (E: 14.3/2 = 7.2 @ 1/2)
 1 MALE 1 FEMALE (EXISTING)

DRINKING FOUNTAINS
 5 REQUIRED (487.5 @ 100)
 4 PROVIDED
 ACTUAL OCCUPANT LOAD WILL NOT EXCEED 400)

SERVICE SINK
 1 PROVIDED (EXISTING)

ENERGY CODE (ENVELOPE):
 AN OVERALL ENVELOPE COMCHECK IS NOT PROVIDED. (3) NEW WINDOWS ARE PROPOSED AND (1) DOOR WILL BE REPLACED. THESE ELEMENTS WILL BE OF A STANDARD COMMENSURATE WITH A PASSING DESIGN. THIS INFORMATION IS INDICATED ON THE FLOOR PLANS AND SCHEDULES.

WALL FURRING AND RIGID INSULATION WILL BE REPAIRED TO MATCH THE EXISTING CONDITIONS. NOTE THAT IT IS NOT A "CAVITY" WALL, BUT 2X WOOD FURRING, WITH RIGID INSULATION, OVER A CMU WALL. ELECTRICAL AND MECHANICAL ENERGY CODE COMPLIANCE IS INDICATED ON THEIR RESPECTIVE PLAN SETS.

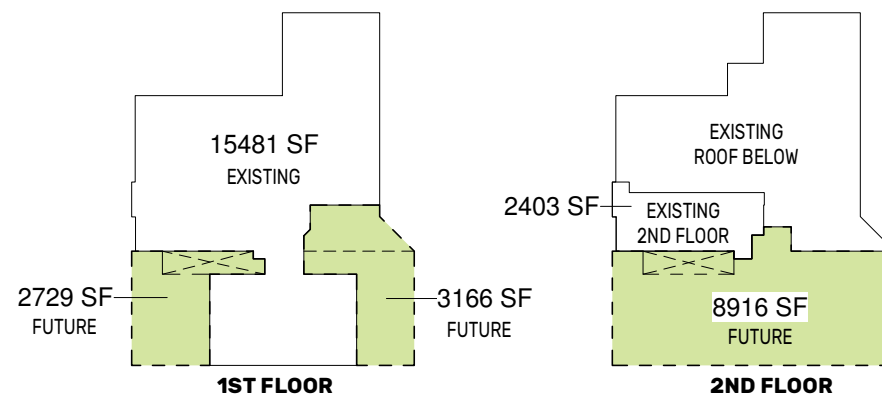


Site Plan Concept

1" = 40'-0"

BUILDING AREAS:

EXISTING, FLR 1:	15,481 SF
EXISTING, FLR 2:	2,403 SF
AREA EXISTING =	17,884 SF
FUTURE, FLR 1:	5,895 SF
FUTURE, FLR 2:	8,916 SF
AREA FUTURE =	14,811 SF
TOTAL AREA:	± 32,695 SF



Parking Schedule	Vehicle Que Count
Count	Count
Existing	62
2	
21	
12	
New Construction	
14	
Parking Total: 49	

Mountain Sage Community School

1 - SITE PLAN CONCEPT

2310 E. Prospect Rd.
Fort Collins, CO
10-22-2021

