

Conceptual Review Agenda

Schedule for 07/14/22

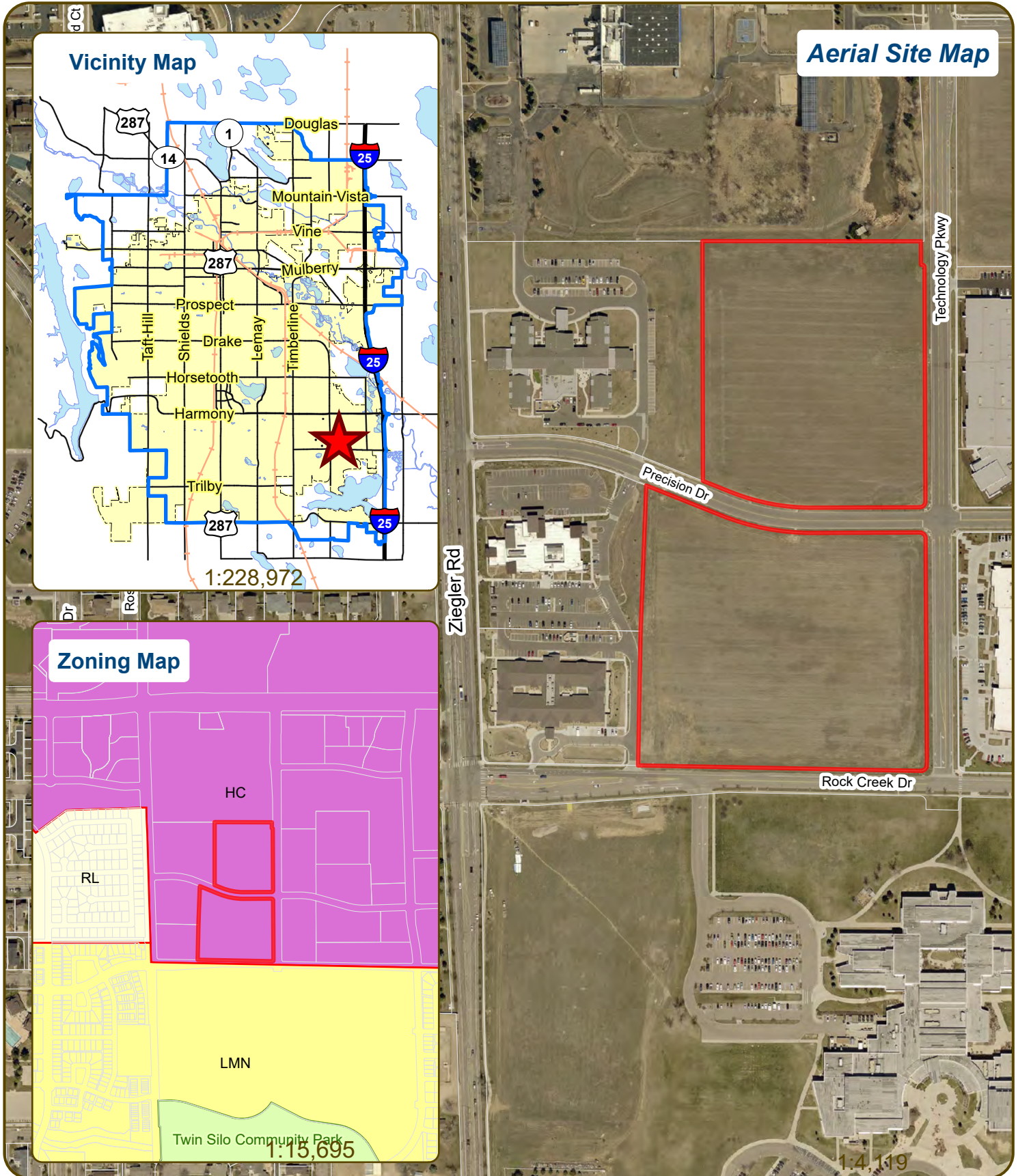
Meetings hosted via Zoom Web Conferencing

Thursday, July 14, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	Harmony Tech Park Gymnastics Facility CDR220053	Nathan Benson 970-612-5452 nbenson@tait.com	This is a request for the development of a gymnastics facility. (Parcel # 8604000003). The applicant is requesting to build a 30,000sf single-story gymnastics facility with associated parking, sidewalks, landscaping, and utilities. Access is taken from Rock Creek Dr. to the south via a shared access drive on the property to the west. The site is approximately 0.41 miles south of E Harmony Rd and approximately 0.09 miles east of Ziegler Rd. The property is within the Harmony Corridor District (H-C) zone district and is subject to Planning & Zoning Commission (Type 2) Review.	Planner: Kai Kleer Engineer: John Gerwel DRC: Todd Sullivan _____

Harmony Tech Park Parcel #8604000003

Unlimited Indoor Recreation



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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) Tim Uhrik - TAIT (Civil) Nathan Benson - TAIT (Civil), Andrew Breen - Milo (Pre-Construction Manager), Mark Bogoger (Owner)

Business Name (if applicable) Timberline Gymnastics

Your Mailing Address 6163 E County Rd 16, Loveland, CO 80537

Phone Number 970-612-5452 Email Address nbenson@tait.com

Site Address or Description (parcel # if no address) NEC Rock Creek Dr & Ziegler Rd APN: 8604000003 Harmony Technology Park Lot 3

Description of Proposal (attach additional sheets if necessary) See attached project description.

Proposed Use Gymnastics Center Existing Use Undeveloped

Total Building Square Footage 30,000 S.F. Number of Stories 1 Lot Dimensions 2.550 Acres - See CSP

Age of any Existing Structures N/A

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 [x] No If yes, then at what risk is it? N/A

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

Increase in Impervious Area 85,900 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?

June 30, 2022

City of Fort Collins
Community Development & Neighborhood Services
281 N College Ave.
Fort Collins, CO 80524

RE: Project Description for Proposed Gymnastics Facility

On behalf of the owner, Mark Bogoger, we are proposing a new Gymnastics Facility on Lot 3 of the Harmony Technology Park (HTP). The facility will offer the latest safety, teaching, and training equipment including in-ground tumbling trampolines and multiple loose and solid foam tumbling and vaulting pits. These innovations allow for the most up-to-date training systems, minimizing injuries and increasing learning efficiency for all ages.

The proposed development will fall under the Vocational and Technical Training land use category. This land use is considered a primary use for the HTP. The site will include a new 30,000 square foot, single-story building with associated parking, sidewalks, landscaping, and utilities. The proposed facility will have around 34 employees. We are proposing 110 parking spaces on the north and east sides of the building. The building will front Rock Creek Drive, per the HTP Guidelines. There is not a proposed access directly to Rock Creek Drive. We are proposing to utilize existing and proposed internal driveway connections on the east and west sides. The overall development has capacity for the site's stormwater. The stormwater will be directed to Tract A, just east of the site, to a detention pond.

Regards,

Tim Uhrik, PE

Vice President, TAIT & Associates, Inc.

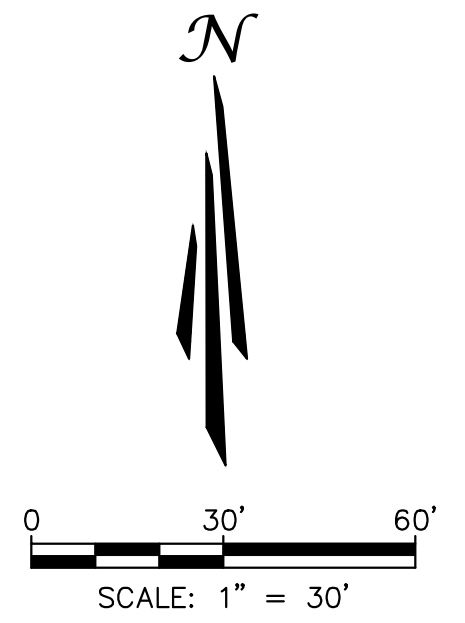
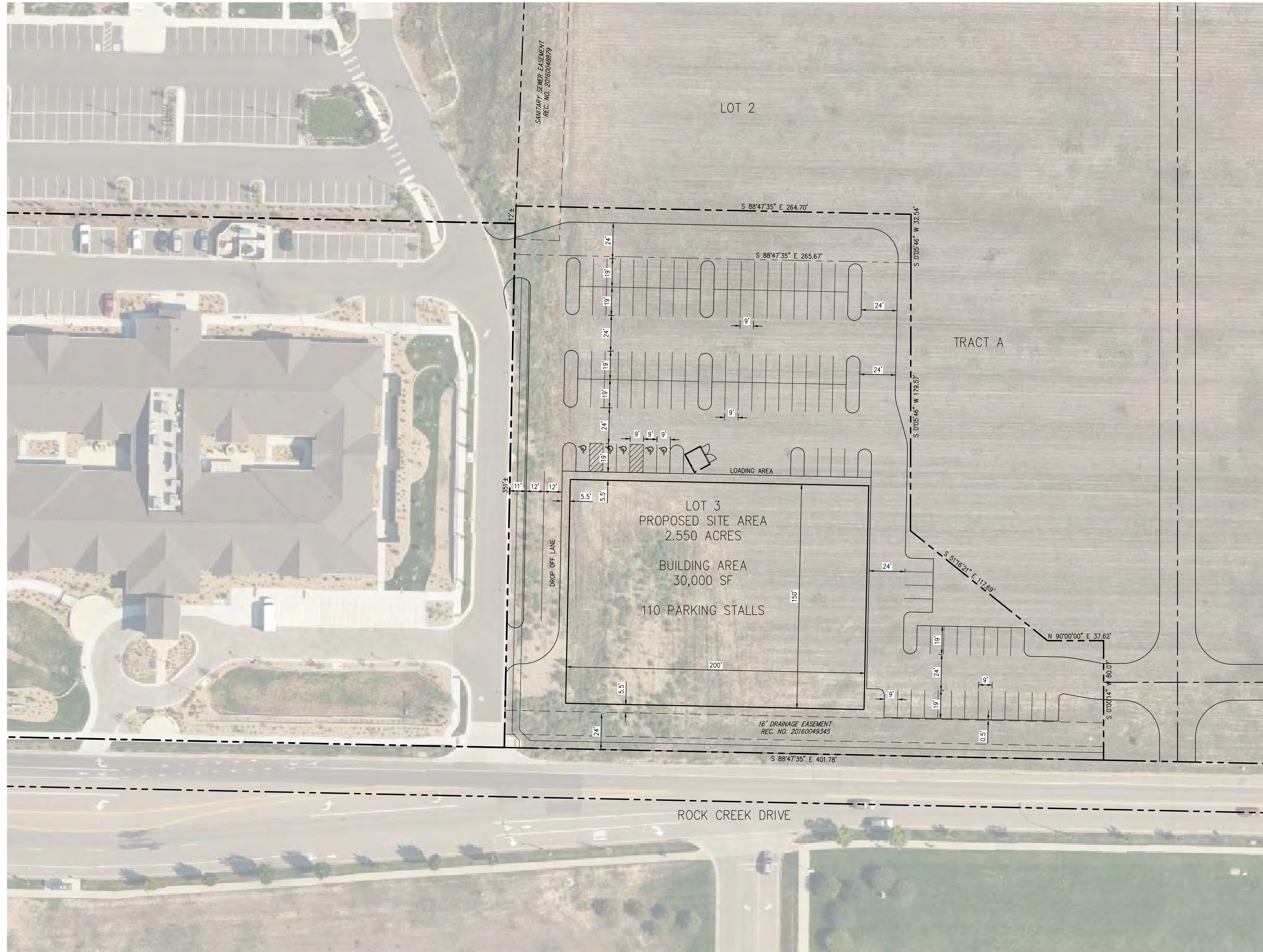
Dear City of Fort Collins,

The purpose of this letter is to inform you of the partnership between Timberline Gymnastics and Poudre School District Athletics. For the past year and moving forward Timberline Gymnastics is the host site for the Poudre School District Stars Gymnastics team which competes at the 5A level for the Colorado High School Activities Association. The team is composed of students from all Poudre School District high schools. Timberline has graciously donated their space and equipment to provide the students in our community an opportunity to better themselves both physically and mentally. The Timberline coaches and PSD coaches work together to create a safe, challenging and supportive environment for our student athletes. Timberline has not only supported Poudre School District Athletics they have welcomed it with open arms for the entire community and embraced this partnership. We will be hosting our first gymnastics meet at Timberline this fall which will include 2 other teams from our league, again this is at no cost to Poudre School District. Our goal with partnering with Timberline was to provide the student athletes with a safe and up to date gymnastics facility as well as grow the gymnastic community in the city of Fort Collins. Our high school student athletes are training in the same gym as our elementary and middle school students which keeps the community connected. The high school students help mentor, model and demonstrate which is great for our younger gymnasts because it gives them something to look forward to. Most importantly Timberline provides a space where students learn to be part of a team. They learn to grow together, work hard for each other and know they are surrounded by people who support them. As the Athletic Director in charge of the Poudre School District Stars gymnastics team, please let me know if I can provide any more information.

Sincerely,

Conrad Crist

Conrad Crist
Rocky Mountain High School
Assistant Principal/Athletic Director
970-488-7006, ccrist@psdschools.org



CONCEPTUAL SITE PLAN

PROPOSED GYMNASTICS DEVELOPMENT
MARY JANE BOGGER FAMILY LEGACY
NEC ROCK CREEK AND ZIEGLER ROAD
FORT COLLINS, COLORADO



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www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND & ASSOCIATES
Fort Collins
Denver
San Diego
Phoenix
Dallas
Atlanta

DRAWN: NB
DATE: 06/22/22
CHECKED: TU
DATE: 06/22/22
JOB NO: CO14310