

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

7/18/2024 11:15 AM

## Project Name

Transfort Transit Maintenance Facility Expansion at 6570 Portner Rd  
CDR240042

## Applicant

Spencer M. Smith

970-416-8054

smsmith@fcgov.com

**Planner:** Brandon Haynes

**Engineer:** John Gerwel

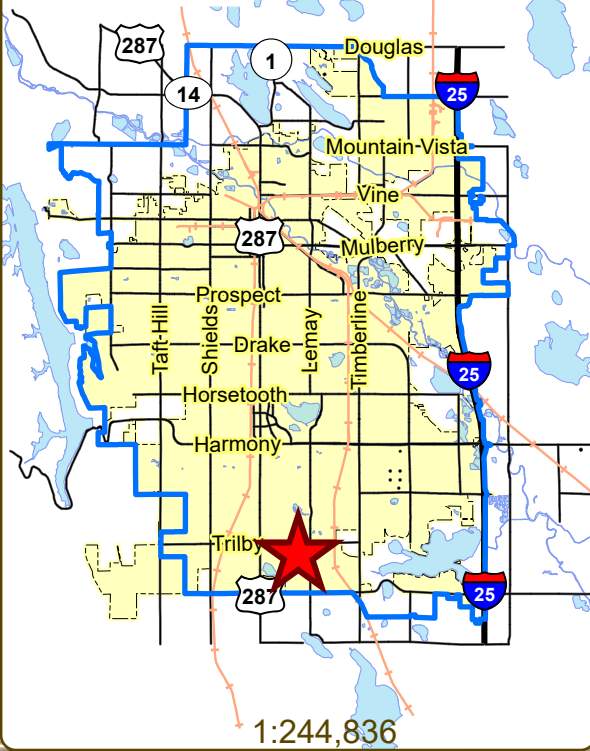
**DRC:** Marissa Pomerleau

## Description

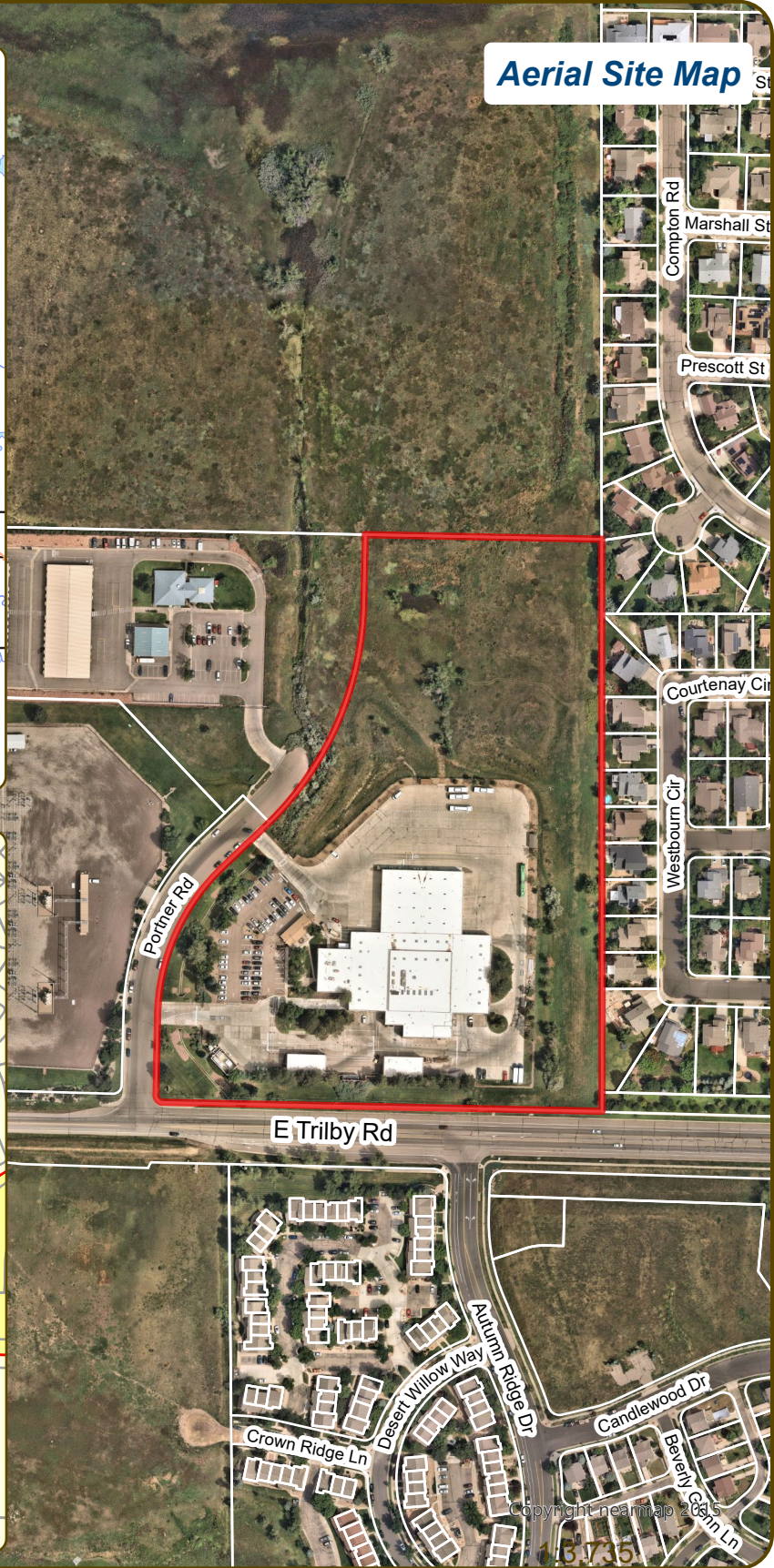
This is a proposal for an expansion of a Transfort Transit Maintenance Facility at 6570 Portner Rd. (parcel # 9612410901). Transfort is proposing a Transit Maintenance Facility expansion to accommodate a new electric bus fleet for the proposed W. Elizabeth BRT capital project. Access can be taken from Portner Dr from the west. The site is directly north of E Trilby Rd and approximately 0.30 mi west of S Lemay Ave. The property is located in the Employment District (E) and the project is subject to a Minor Amendment (MA) review.

# Transfort Transit Maintenance Facility Expansion - Transit Facilities (without Repair or Storage)

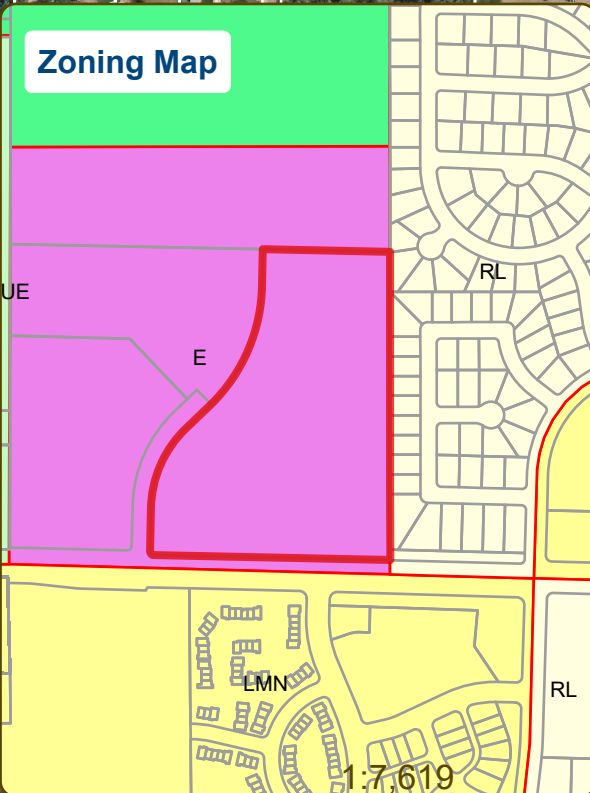
Vicinity Map



Aerial Site Map



Zoning Map



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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 preappmeeting@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) \_\_\_\_\_

Are you a small business?  Yes  No 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?

# Transit Maintenance Facility (TMF) Expansion (Concept) 6570 Portner Rd.



→ Proposed Bus/Fleet Routing

## Transit Maintenance Facility Expansion

- The City of Fort Collins is currently designing the W. Elizabeth Corridor project, which will add BRT (Bus Rapid Transit) service to the corridor between the CSU Foothills Campus at Overland Trail/W. Elizabeth and the CSU Transit Center on the main campus. As part of this project, Transfort will be acquiring a fleet of electric powered, 60' articulated buses. The current maintenance facility at 6570 Portner Rd. does not have the space to house the additional buses. The W. Elizabeth Corridor design will include the expansion of the maintenance facility to accommodate the fleet of buses for the future W. Elizabeth BRT service. Transfort is currently conducting a needs assessment for long-term plans for the facility/site (separate from this interim expansion project), which will help inform the layout of this proposed expansion.
- Building will accommodate storage space for 6x60 ft buses, 3x40 ft buses and misc. related storage
- External lighting for expanded parking areas
- Exterior lighting on the building expansion
- 4 additional 150kW chargers installed
- Transfort would like to have connections to a drain system to allow them to clean vehicles and the facility. Previous building expansion in 2014 did not include this and it is an issue.

Specific information that the project team is interested in includes:

- Drainage/Stormwater Requirements
  - Detention, Water Quality, etc.
  - Vehicle/facility cleaning – requirements for drainage
- Building/Architectural Requirements
  - Transfort would prefer a traditional steel structure and foundation, but is also considering a Pre-Engineered Metal Building option
- Planning approval process, timeline and costs
- Utility service lines, extensions, etc. needed?
  - Existing power service adequate for additional charging stations?