

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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

Review Date

4/3/2024 8:30 AM

Project Name

Montava Phase D "Core"

PDR240001

Applicant

Forrest Hancock

303-815-5769

forrest@montava.com

Planner: Katelyn Puga, Jill Baty, Kim Meyer

Engineer: Tim Dinger

DRC: Todd Sullivan

Description

This is a request to review the proposed "Core" piece of Phase D (parcel # 88320-00-002) of the Montava P.U.D. Master Plan, relating mainly to the residential area of the phase and required "internal" improvements and access routes. This is an approximately 50 acre site generally located east of N Timberline Rd and north of Mountain Vista Dr. The applicant is proposing 330 dwelling units with a mix of single-family attached and single-family detached dwelling units, and a Tract for future development. Access can be taken from 2 points east of Giddings Rd. The property is located in the Employment (E) and Industrial (I) zone districts and is subject to a Basic Development Review (BDR).



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 Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to preappmeeting@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.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$1,000)

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

Project Name

Project Address (parcel # if no address)

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

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

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

Zoning 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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

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)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$1000).
- 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



Project Narrative - Phase D “Core” PDR

We are pleased to submit materials for the Preliminary Design Review for Phase D “Core” - a neighborhood subject to the **Montava PUD Master Plan**, the **Montava PUD Overlay** and the **Montava PUD Master Development Agreement** approved by the City in 2020.

Summary

Phase D is composed of approximately 50 acres, centrally and ideally located within the Montava community. Bordered by Giddings Road to the east, the future PSD Elementary School site and the non-potable pond to the west, future phases B and C immediately to the north, and future phases E, F, I, and Town Center to the South. The Phase D neighborhood serves as a transition from the dense neighborhood and mixed-use phases adjacent to Mountain Vista Drive, and the less dense, majority single-family neighborhoods that will border Richards Lake Road.

A non-potable irrigation delivery system is planned for the Montava development. The west pond serving the non-potable system would also be designed and constructed concurrent with Phase D “Core”. This pond will be located adjacent to the planned City of Fort Collins community park, a future elementary school site, and other planned Montava development areas and is envisioned to serve all three of these entities with shared non-potable irrigation through a distributed system if possible. If this shared system cannot be achieved, a non-potable irrigation system serving only the Montava development areas is still planned.

As described in our Conceptual Review materials and in previous meetings with the City Executive Committee for Montava and City Planners, we have bifurcated Phase D and are seeking approval for this phase in two separate BDR submittals; this Phase D “Core” plan, and a future Phase D “Infrastructure” plan. (***see the Overall Site Plan, Phase D Concept Plan and Fiddle Intersection exhibits***) It is important to note that each submittal has its own distinct submittal/approval timeline, and will be designed to be completely functionally independent of any other submittals.

Public Benefits

Phase D is also subject to the **Development Agreement to Secure Public Benefits** for the Montava PUD Master Plan also approved by the City in 2020 (the “Public Benefits Agreement”). The following community benefits, all as described in the Public Benefits Agreement, will be implemented in Phase D: (i) new housing construction will comply with the applicable energy efficiency standards, (ii) a non-potable water system will irrigate common areas and most private yards, (iii) any qualifying affordable or workforce housing shall count towards the Developer’s obligation to provide Required Affordable Units, and (iv) the Farm Parcel will be sold, donated or leased for urban agriculture uses before the first building permit is issued. No



elements of the Phase D plan are intended to supersede the requirements of the Public Benefits Agreement.

Timeline

With a collaborative partnership between the City, Montava Development & Construction LLC, and our committed design and engineering teams, we believe the Phase D “Core” can be **approved in 3 submittals** allowing us to get Director approval *and* shovels in the ground by year end.

The Phase D “Core” plan is our priority and includes the residential portion of Phase D. In consultation with the City, we have planned an accelerated submittal and approval timeline. (*see Phase D “Core” Timeline exhibit*). Our anticipated date for a first submittal is May 1, 2024, pending the extent of PDR feedback. This Phase D “Core” plan set is designed to stand alone and support itself with utilities and safe access routes to start residential construction.

Key to the proposed “Core” timeline is the straightforward nature of our layout and drainage plan, the lack of existing natural features or existing buildings that need special consideration, and our ability to create a clear distinction and separate, non-dependent submittal paths for the “Core” and “Infrastructure” submittals for Phase D. Crucially, our team is committed to articulating and immediately applying “lessons learned” from previous submittals. (*see Lessons Learned exhibit*)

The Phase D “Infrastructure” plan will require design discussions with several stakeholders. Once we’ve completed the PDR for the Phase D “Core” plan, we intend to kick-off this “Infrastructure” plan with a design charrette focused on the Giddings and Maple Hill intersection. In addition that intersection, the Phase D “Infrastructure” plan will specifically address (i) the green space/ drainage channel along the northern border of Phase D (ii) the portion of Maple Hill Road that abuts the green space/ drainage channel along the northern border of Phase D - including (iii) the Maple Hill roundabout,(iv) a small tract for future development near the Giddings/Montava Avenue intersection.

Proposed Uses

Our proposed uses are single-family dwelling units, attached and detached, and a tract for future development. All of the residential uses are consistent with the approved PUD Master Plan uses for Transect T3.2 (low-med density residential/SF detached), Transect T4 (med-high density residential/SF, MF, detached and attached, home occupations), and Transect T5 (high intensity mixed-use/commercial, residential, institutional). We are exploring an apartment product on the tract for future development which also fits within the allowed uses of these transects. (*see Transect Zones and Potential Multi-Family Sites exhibits*)



Existing Improvements and Uses

The existing use of the property is Agricultural, and at present this land is actively farmed by Tim Kerbs. The area currently contains a small handful of sheds, equipment storage buildings and an unoccupied house of low quality condition.

Site Circulation

Phase D's circulation system is designed to integrate into Montava's overall interconnected grid of pedestrian-oriented streets, supported by surrounding arterials. The overall grid is designed to easily connect vehicles to arterials and collectors, allowing local streets to remain low volume and pedestrian-oriented.

Internal to Phase D, roadways are pedestrian-oriented, designed for slower speeds and use by all modes, with planned connectivity to future development phases.

The bicycle network will connect internal to the site and provide access to the future Montava community that will include dedicated lanes along arterials, collectors, and key local streets, an independent network of off-street trails, and a highly connected network of low volume local streets.

Site Design and Architecture

Consistent with the approved PUD, the Phase D "Core" implements key New Urbanist principles, including a wide variety of housing types, walkable streets and trails that connect to meaningful destinations, and distribute traffic through a network of connected streets. Additionally our layout provides ample green space - including landscaped drainage facilities and small park areas. As part of the Montava PUD Master plan, Phase D will work seamlessly with future phases in Montava as those develop in the future.

Composed of approximately 50 total acres, our initial Phase D "Core" layout creates 330+/- dwelling units and a net density of approximately 11.88 du/ac. Our initial layout contains approximately 38 medium, 78 small, and 61 cottage detached single-family homes, and 141 attached single-family homes (townhouse or live/work). Pending further discussion with the City and our planners, 100-215 multi-family units may be included (which may reduce the single-family dwelling unit counts).

Building design within Phase D "Core" will be based on the standards in the Master Plan Uses, Densities, and Development Standards and other applicable standards of the Land Use Code. These standards ensure an overall harmony among buildings within Montava yet allow for more specific architectural detail for each phase. Conceptual elevations will be submitted with the Phase D "Core" BDR application (**see *Conceptual Elevations and Lot Typical's exhibit***); we propose that building elevations for two-family and SF attached units be approved by minor



amendment to the Phase D “Core” approval as was agreed to in Phase G. Building architecture will be also be reviewed and approved by the Montava architectural review committee.

Compatibility with Surrounding Area

The layout of the approved Montava PUD Master Plan generally transitions from higher intensity uses and density in the southwest adjacent to the Town Center to lower intensity uses and densities towards the north and east. This thoughtful design not only furthers the community and area goals but is supportive and compatible with the adjacent neighborhoods. The Phase D “Core” is centrally located with the PUD Master Plan; its proposed uses will implement a part of the transition between the highest and lowest intensity uses. No existing neighborhoods are immediately adjacent to the Phase D “Core”. Future neighborhoods adjacent to the Phase D “Core” will also be located within the PUD Master Plan and further implement the overall design.

Immediately after Phase D we anticipate developing the residential phases in the southwest quarter section of Montava that have been part of our early plans from the beginning, namely Phases G, E, F and the Town Center (H). The order of development of such phases will largely depend on the timing of the resolution of the No. 8 Ditch crossing and improvement questions.

Water Detention / Drainage Plan

Phase D is contemplated in the 2019 Master Drainage Report and is served by subbasins D and F, which ultimately drain into future Pond F and are then conveyed via channels to future pond 427 in a southeasterly direction, ultimately following the path contemplated 2019 Master Drainage Report and working in alignment with the ICON study. ***(see Overall Site Plan exhibit for water detention locations)***

An existing agreement between Anheuser-Busch and The Larimer Weld Irrigation Company - which was executed in 1986, approved by the City, and runs with the land - allows all stormwater from the Montava lands east of the No 8 Ditch, up to the historic 100-year event to be discharged into the Larimer Weld Canal. Phase D drainage will fall well short of the 100-year limit allowed in the existing agreement.

There is an in-progress study underway with TST that may lightly impact our Drainage Plan. We will reach out to Wes Lamarque with additional information as soon as received.

Run-off Treatment

LID (Low Impact Development) features as required by the City will be implemented for Phase D. Additionally, stormwater conveyance will be engineered through a series of channels and ponds to meet the requirements established in the Fort Collins Stormwater Criteria, Dec. 2018. Elements to be considered in this design will be LID features, channels and ponds with natural vegetation and settling ponds.



Natural Features

Phase D *lacks* existing natural features that require additional study, modification, mitigation, or special consideration. Phase D does **NOT** contain any of the following: canals, irrigation ditches, water bodies, or wildlife.

Phase D does contain a wetland, which has already been determined non-jurisdictional by the ACOE, as well as large trees around an existing structure. Those trees have been walked and reviewed by a city forester, and at that time were determined to be undesirable species and in poor health.

Fire Sprinkled Structures

To our knowledge, none of the structures included in the Existing Structures exhibit have automatic fire sprinklers.

Sprinkling of the new residential dwelling units in Phase D will be in accordance with applicable building codes.

Restricting Factors or Characteristics

We do not foresee any restricting factors or characteristics within the Phase D “Core” plan that would prevent expedited approval and construction.

Phase D “Core” does not require railroad or ditch crossings or improvements, there are no land sales within this phase to negotiate, we’re not introducing any new or innovative intersection designs, there is no offsite ROW to acquire, and no PUD amendments or Master Street plan amendments are required to develop this phase.

Additionally, we will leverage existing utility connections, including the following:

1. Boxelder Sanitation serves the area and Phase D will connect to the existing mainline running through Phase D.
2. ELCO water currently serves the property and is available via an existing mainline in the Giddings ROW.
3. Fort Collins Light & Power currently serves the property and is available via existing infrastructure near the Giddings ROW.
4. Telecom is available via the Giddings ROW.
5. Phase D is included in the Upper Cooper Slough Drainage Area, and we will construct/improve additional improvements recommended in the ICON report to support this Phase.
6. The same non-potable system previously submitted for approval with Phase G is designed to serve the entire project west of Giddings Road and will be submitted with Phase D “Core”

(see Overall Site Plan and Overall Utility Plan exhibits)



Previous Submittals

Phase D “Core” is part of the approved Montava PUD Master Plan. We have obtained technical approval of our Phase G plans and have undergone three rounds of review on Phase E - both of those phases are on hold pending resolution of Ditch Company issues regarding ditch improvements and crossings. In addition, our legal counsel is currently working with the City Attorney to confirm that the prior Interpretation of the BDR appeal process is applicable to Phase D.

Prior to the PDR meeting, the Phase D “Core” was the subject of a Conceptual Review meeting on March 21, 2024.

Specific Questions

1. There are two points of access designed for the Phase D “Core”. The northern access road is intended to be an interim access road, as it will require re-engineering and repaving, etc., when we later design and construct Phase C.

- a. Do our two points of access meet the needs of the City, PFA, and any other reviewers?
- b. If we are able to move quickly on the “Infrastructure” approval and construct concurrently, can we write into the Phase D “Core” DA that we do NOT need to build the northern access road IF we are able to bring the Giddings intersection online before COs?

(see Phase D Concept Plan)

2. Our preference is to widen the pavement on both sides of Giddings at the two access points for Phase D in order to provide a center turn lane (and possible right turn decel lane), but then wait for the Phase D Infrastructure plan set to complete any ultimate condition improvements on the west side of Giddings such as curb, gutter and sidewalk. Is this an acceptable approach? A concept level road layout for Giddings has been provided. **(see Giddings Interim Road Design exhibit)**

3. Phase D will discharge to a pond that was previously designed within the Phase E boundary. This design was completed by Martin/Martin and was submitted with Phase E as the “Stormwater Infrastructure Plans – Montava Phase E”. We would like to confirm that we will still be able to release the detained flow downstream of this pond to an interim pond at the NW corner of Mtn. Vista and Giddings and then release to the existing ground on the south side of Mtn. Vista as shown in the Martin/Martin plan set. **(see Overall Site Plan exhibit)**

4. We have attached a fire truck turning analysis for PFA’s review and comment – please see Phase D Fire Truck Turning Exhibit. The 30’ plus height units have been called out and the PFA ladder truck was used for alley access to these locations. Any feedback on these turning templates and fire access routes is appreciated. **(see the Fire Truck Turning exhibit)**



5. Giddings currently has a 100' ROW from Richards Lake Road to Mtn Vista. Current LCUASS shows an 84' ROW for the future 2 lane arterial roadway. We understand that City Council action will be required in order to vacate any excess ROW. We would like to confirm that (i) staff will support the ROW vacation, (ii) whether this vacation would be adjacent to Phase D or on both sides of Giddings all the way from Mtn. Vista to Richard's Lake, and (iii) any vacation should be delayed at least until after the Infrastructure plans are approved. **(see the existing 100' ROW on the Giddings Interim Road Design exhibit)**

6. For ELCO – there are 3 possible water connections from Phase D to the existing line in Giddings. Please confirm desired tie points. **(see the tie points on the Overall Utility Plan exhibit)**

7. For Boxelder – we have some areas where our sanitary main runs adjacent to the existing trunk line in Boxelder's non-exclusive easement **(see Overall Utility Plan exhibit for location)**. We would like to know the minimum separation allowed between the existing and proposed sanitary line.

8. For Boxelder – we are assuming we should minimize tie points to the existing trunk line. Is this correct? **(see the Overall Utility Plan exhibit for the proposed tie point)**

9. We have submitted a typical utility layout for an alley section that was developed during Phase E by working with ELCO, Boxelder and Light & Power. Can we get confirmation that this will be allowed for Phase D also? **(see Alley Utility exhibit)**

10. We are submitting a diagram with the proposed road cross sections, PUD approved cross sections and current LCUASS cross sections. **(see the Thoroughfares exhibit)** We would appreciate knowing now if the City has an issue with any of the proposed road cross sections. We understand that additional meetings with the affected City departments and utility providers may be required in follow up to the PDR and that a formal variance process will be required to gain ultimate acceptance of these cross sections.

11. Utility easements typically located behind the ROW for minor classification roads will not be used similar to Phase G and Phase E mainly because gas service will not be required in Phase D. Light & Power did request an easement behind the ROW along Timberline with Phase G at least to the roundabout at Timberline and Country Club.

Will Light & Power require this utility easement to extend through Phase E and into Phase D, possibly up to the Maple Hill intersection? The yet to be approved Phase E Plat showed a utility easement on the north side of Timberline up to the Phase D boundary, but this was still under discussion. We will also need feedback on whether a utility easement would also be required along Maple Hill from Giddings to Timberline and possibly continuing north of Timberline. **(see the possible utility easement locations on the Overall Utility Plan exhibit)**

12. Light and Power does have infrastructure in Giddings and our assumption is that power will be supplied to Phase D from this road. Please confirm. **(see the Overall Utility Plan exhibit)**



13. We are still considering replacing single-family uses in the southern portion of the phase with a tract for future development as multi-family. We will finalize these plans by Phase D “Core” submittal #2. Does the city have any feedback about this intention and timing?

14. How quickly can we schedule a design charrette for “Phase D” Infrastructure plan?

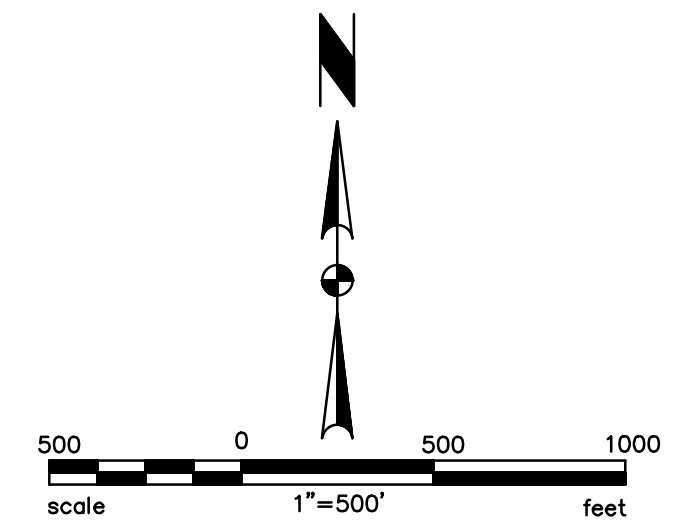
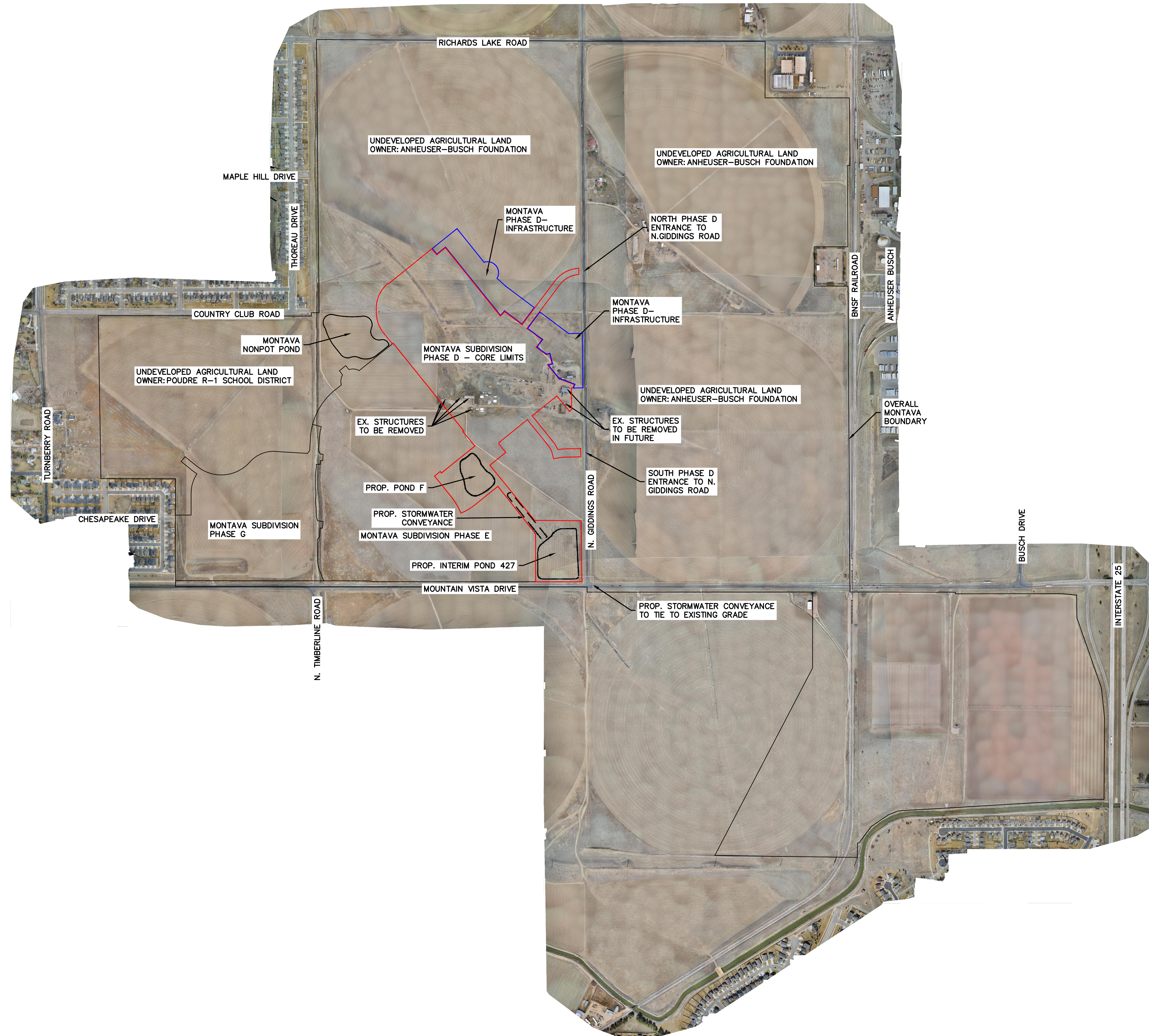
15. For the Infrastructure plan, what is a feasible target date for submittal #1 and overall timeline for approval?

We appreciate the time and effort of City Staff in reviewing our materials in preparation for the Phase D “Core” Preliminary Design Review meeting.

Please reach out to Forrest Hancock with any questions or requests for additional information.

Email: Forrest@montava.com

Cell: 303-815-5769



REVISIONS	DESCRIPTION
BY	DATE

DRAWN	BAMG
CHECKED	JFS
DESIGNED	BAMG
FILENAME	0009_PDR Overall Exhibit

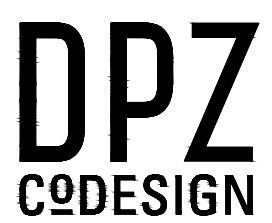
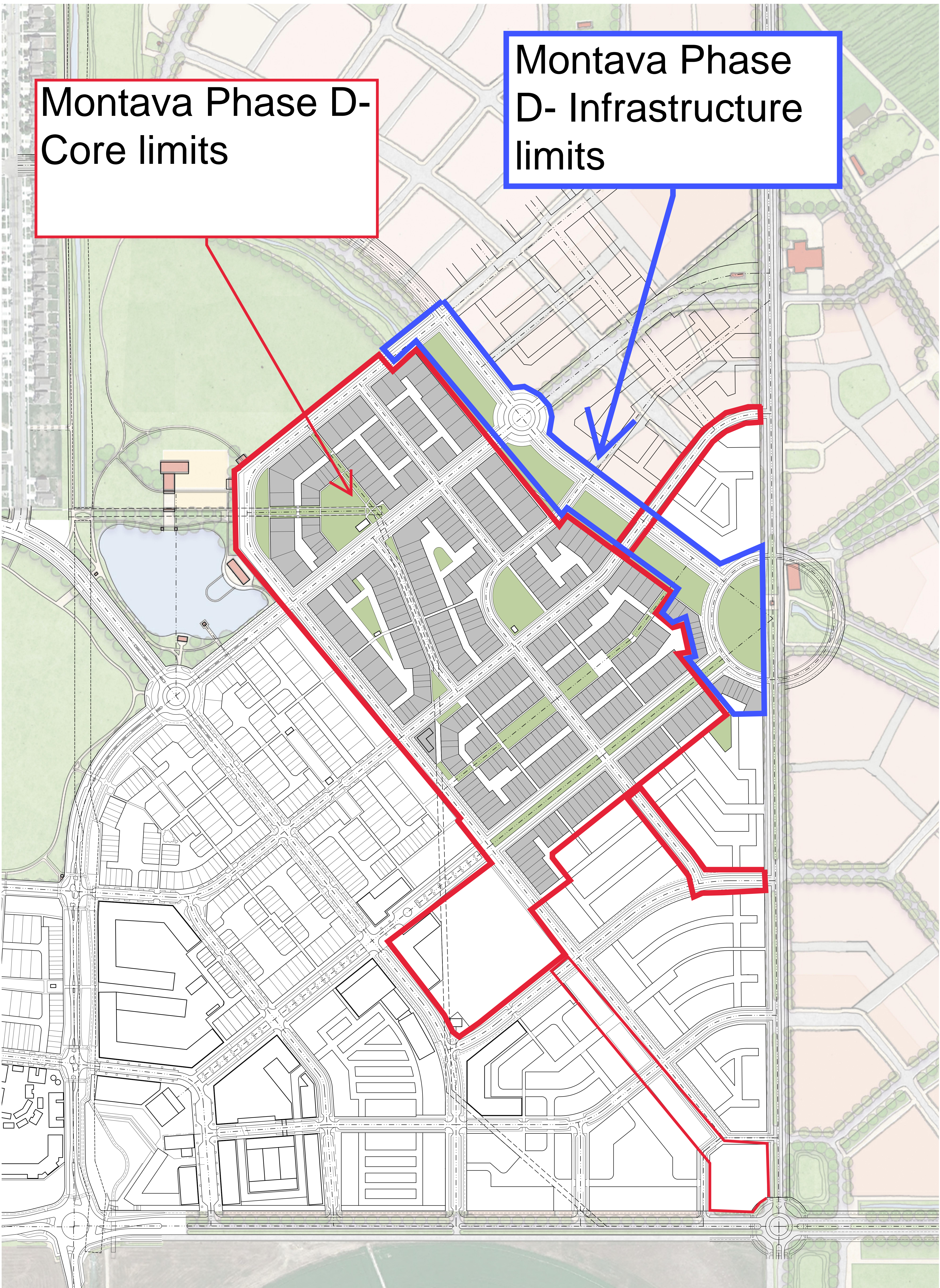
**MONTAVA PHASE D
PRELIMINARY DESIGN REVIEW
PHASE D OVERALL SITE PLAN**

TST
TST, INC.
 CONSULTING ENGINEERS
 748 Whalers Way
 Suite 200 Fort Collins
 Colorado 80525
 Phone: 970.226.0557

JOB NO. 1230.0009.00
 SCALE 1" = 500'
 DATE MARCH 13, 2024
 SHEET 1 of 1

Montava Phase D-
Core limits

Montava Phase
D- Infrastructure
limits



PROJECT NAME

Montava

PROJECT NUMBER

1725

PROJECT LOCATION

Ft Collins, CO

MAP

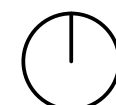
Phase D Concept Plan

ID

DATE

3/4/2024

ORIENTATION

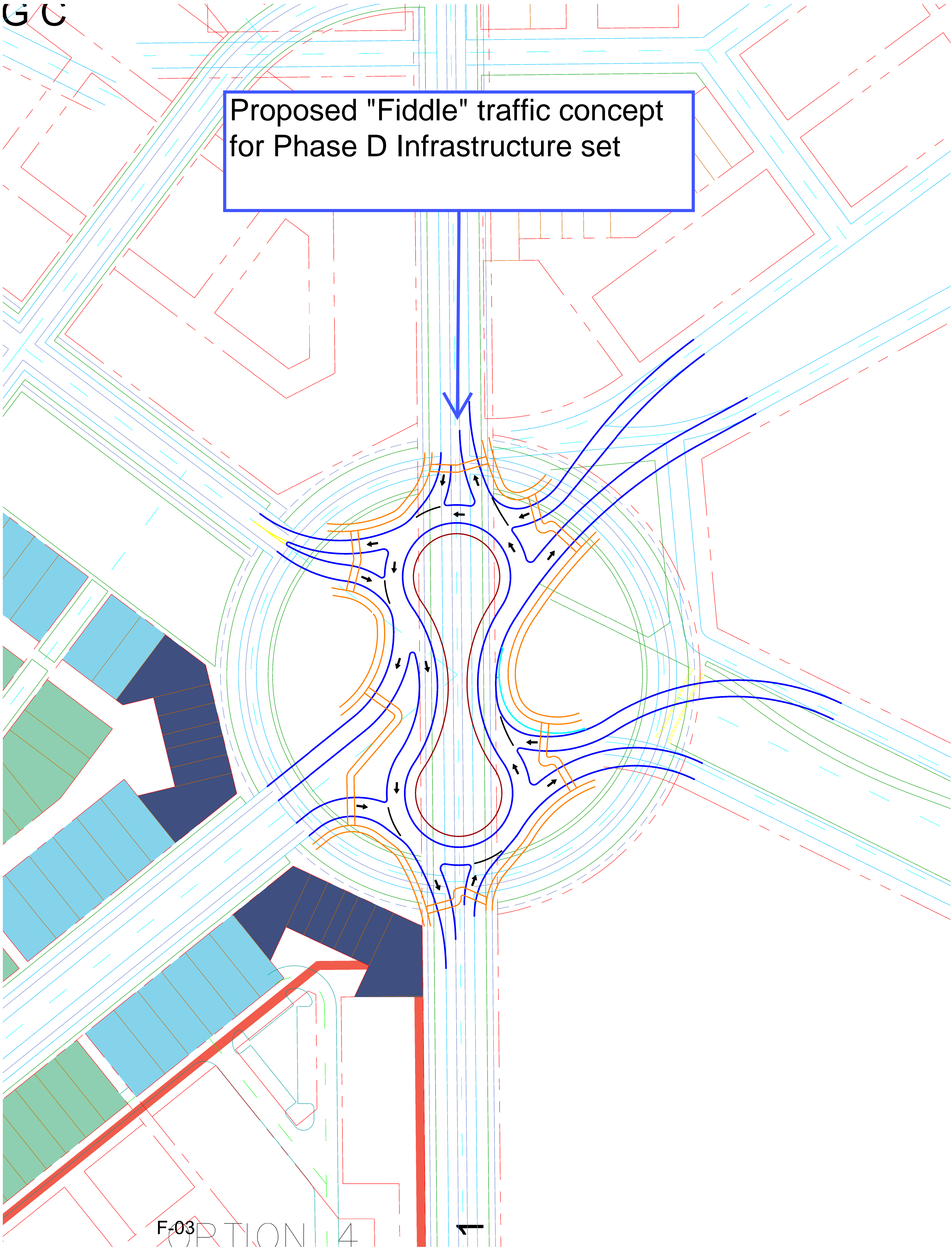


SCALE

0 150 300 600 900 1200 1500 Feet

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Proposed "Fiddle" traffic concept
for Phase D Infrastructure set



Montava Ph D Simple Timeline - Summary



Primary Column	Deadline	Days until deadline	Status	Assumptions	Discussion
1 Phase D "Core" Approval Timeline Summary					☆
2					
3 Today's Date	03/13/24				☆
4 Estimated AB & PSD Closing	12/09/24			We must close before 12/31/24	★
5					
6 - Design & Engineering					☆
7 DPZ Final Layout	03/14/24	1	In Progress	Will need to determine exact future development tract for Multi-Family	☆
8 Conceptual Review Materials to City	03/07/24	-6	Complete		☆
9 Kick off Civil	03/08/24	-5	Complete		☆
10 Conceptual Meeting with City for Ph D Core	03/21/24	8	Scheduled		☆
11 PDR Meeting with City Ph D Core	04/03/24	21	Scheduled	PDR Materials submitted 3-13-24	☆
12					
13					
14 - Submittals					☆
15 Submittal # 1	05/01/24	49		All Ph G & Ph E Learning applied to Ph D Turnaround: 4-wks for FC, 5-wks for Montava + weekly communication	★
16 Draft DA to City	06/10/24	89		Add standing meetings with Brad with Todd and Janelle	☆
17 Submittal # 2	07/10/24	119		Turnaround: 3-wks for FC, 5-wks for Montava + weekly communication	☆
18 Submittal # 3	09/11/24	182		Turnaround: 3-wks for FC, 3-wks for Montava + weekly communication	☆
19 Director's Approval	11/06/24	238		Draft DA is 100% negotiated during 2nd & 3rd submittal City Publishes notice of Director Decision within 24 hours Same minor amendment language for TH Architectural approval as Ph G	★
20 Final Approval	12/06/24	268		NO APPEALS during 14 day city appeal period or Rule 106 appeal period Request for interpretation of appeal period has same outcome as for Ph G	★
21					
22 - Closing Sequence					☆
23 AB Land Closing PSD Swap & Land Closing	12/09/24	271			★
24 Land Bank Sale	12/09/24	271			★
25 Plat Recordation	12/17/24	279			☆
26 Partner -> Dev Co Closing	12/24/24	286			☆
27 Dev Co -> Builder Closing	12/31/24	293			☆
28 AUTOMATIC TERMINATION IF NO AB CLOSING	03/13/25	365		<i>Public Benefits Agreement & Master Development Agreement automatically terminate on 3/13/25 if no fee title transfer from AB to developer</i>	★



Lessons Learned from previous submittals applied to Phase D:

Process

- Initiate meetings with staff earlier in review process to resolve comments and obtain clarification and/or direction
- Involve all affected departments in collaborative resolutions
- Engage with outside review agencies, including BNSF, to ensure timely feedback
- Utilize approved plat notes regarding Master Plan and Public Benefits Agreement
- Use accepted templates for Transect Diagram, Housing Diagram, Density and Parking Calculations, Lot Typicals and Architectural Elevations
- Use template for Erosion Control Report vetted and coordinated with Public Works
- Consent to approval condition requiring BDR amendment for approval of two-family and SF attached units
- Utilize Development Agreement template being created for Phase G

Lots

- Design majority of lots deeper to provide flexibility for housing product footprints, setbacks and easements
- Lot typicals will include fencing location although they may not be built

Street Design

- Streets will meet LCUASS standards, PUD-approved engineering variances or new variances (some modeled after approved Phase G engineering variances)
- Request anticipated variances, including easements, early in development review process as they can impact design/layout
- Incorporate design requirements associated with bump outs at intersections (general layout, locations, transitions) worked out
- Provide autoturn exhibits for PFA truck turning movements for all intersections
- Include flowline profiles with centerline profiles and intersection details

Alleys

- Design to a wider standard (with sufficient room for turning radii) to facilitate utility installations, fire apparatus and other vehicle access
- Limit alley "dead ends" in count and length (ones currently visible will be reduced when assigning lot types)
- Implement mutual understanding of alley intersection vision triangles - specify where the driver is actually located within the alley rather than using a standard angle chamfer at the alley entrances

Pedestrian-Only Streets

- Distribution of pedestrian-only streets is limited and based on Phase G sections (not the narrower ones in E)
- Although not subject to pedestrian walkway connection requirements of LUC, design will comply

Utilities

- Obtain easements by separate document as preferred
- Will not plat front utility easements
- Use wet and dry utility layouts within public ROW vetted with Public Works and Utility providers
- Lot typical for both utility services and grading vetted and approved by all agencies
- Provide water main profiling for all main sizes as required by ELCO
- Provide fire hydrants at end of all dead-end mains 6" or larger for velocity and flushing operations
- Provide 24" clearance for large water main crossings
- Electrical routing design benefits from use of preferred alignments and coordinated, collaborative review
- LID treatment required for 50% of development area, as opposed to 75%
- LID treatment can be achieved with underground water quality, specifically StormTech chambers

- All StormTech chamber rows are required to be isolator rows to achieve underground LID treatment.
- LID treatment is not allowed within the bottom of detention facilities
- Cobble mulch is not allowed in the bottom of bioretention rain gardens
- Locate LID facilities, storm sewers, and detention/water quality ponds in drainage easements
- Detention pond depth gauge required for facilities 4 feet or deeper
- In general, storm sewers within ROW should be parallel to the roadway alignment
- Public vs private storm sewer must be designated on the plans
- A minimum of 10ft of horizontal separation between storm sewer infrastructure and trees is required
- Standard outlet structures are preferred for pond outfalls, with or without water quality treatment
- Wetland mitigation can be achieved in the bottom of water quality ponds Applicable to D?
- Pumping of groundwater is problematic for foundation dewatering systems

Maintenance

- No pavers in Phase D, no need for IGA for paver maintenance
- Met District will permanently maintain tree lawns

Common Spaces

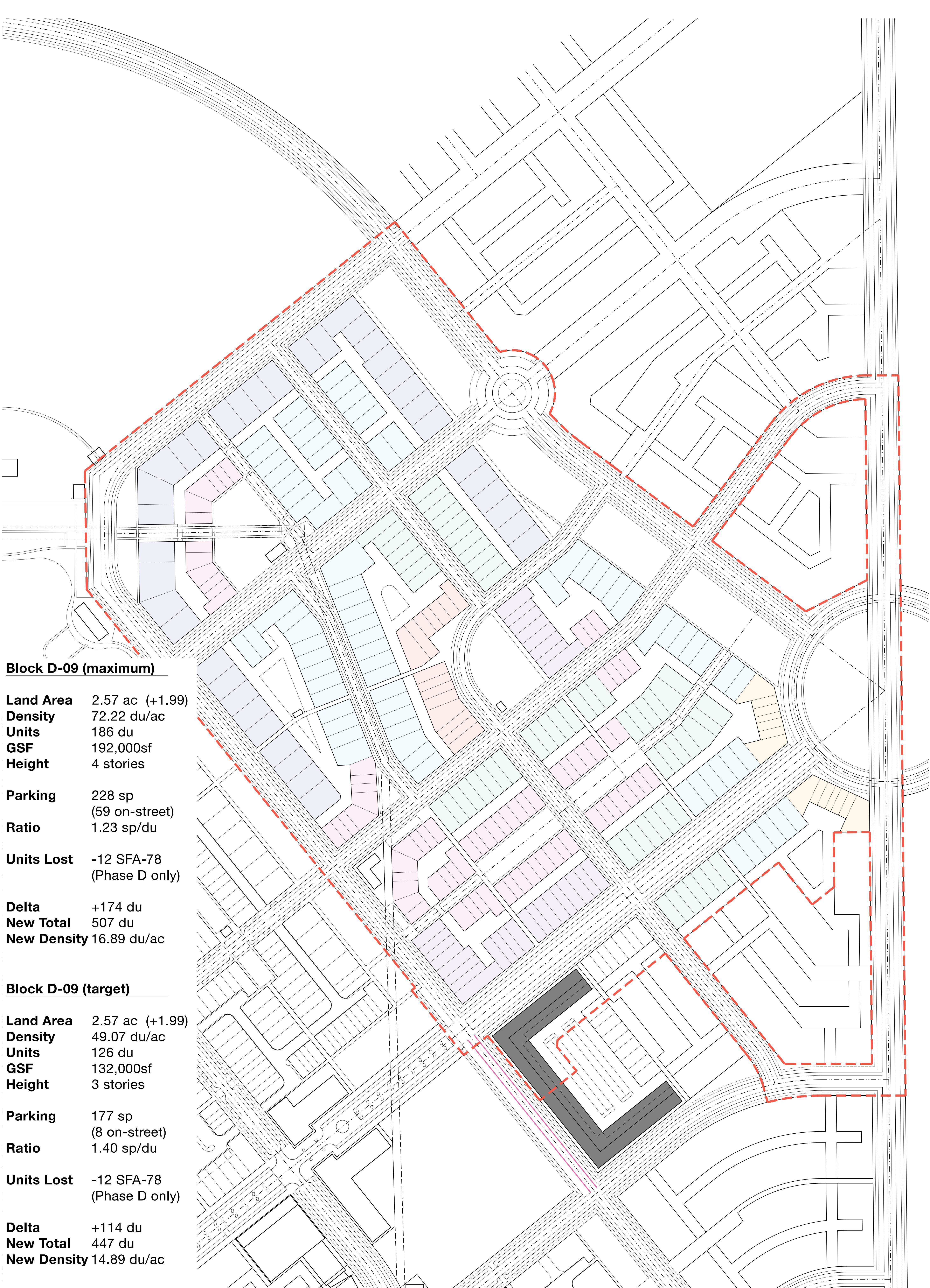
- Utilization of preferred landscaping and seed mixes vetted with Forestry and Environmental Planning
- Implement Pollinator or Pathway Overall Plan approved by Environmental Planning where appropriate



Zones

- T-5
- T-4
- T-3.2

	PROJECT NAME Montava	MAP Phase D Transect Zones	ORIENTATION 	SCALE
	PROJECT NUMBER 1725	PROJECT LOCATION Ft Collins, CO	ID 	DATE 3/13/2024



Block D-09 (maximum)

Land Area 2.57 ac (+1.99)
Density 72.22 du/ac
Units 186 du
GSF 192,000sf
Height 4 stories

Parking 228 sp
 (59 on-street)
Ratio 1.23 sp/du

Units Lost -12 SFA-78
 (Phase D only)

Delta +174 du
New Total 507 du
New Density 16.89 du/ac

Block D-09 (target)

Land Area 2.57 ac (+1.99)
Density 49.07 du/ac
Units 126 du
GSF 132,000sf
Height 3 stories

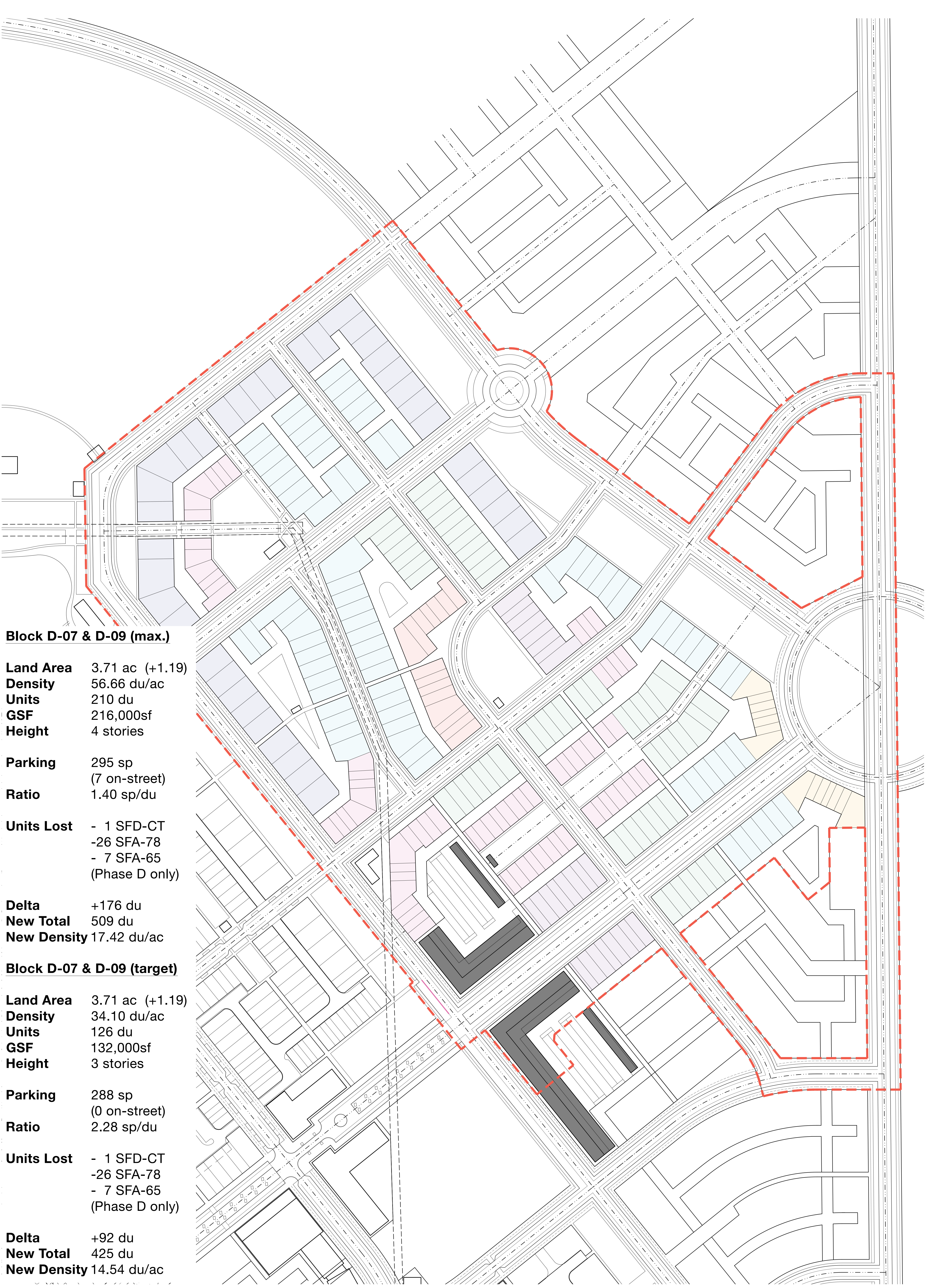
Parking 177 sp
 (8 on-street)
Ratio 1.40 sp/du

Units Lost -12 SFA-78
 (Phase D only)

Delta +114 du
New Total 447 du
New Density 14.89 du/ac

	PROJECT NAME Montava	MAP Phase D Multi-Family Site	ORIENTATION 	SCALE
	PROJECT NUMBER 1725	PROJECT LOCATION Ft Collins, CO	ID D-09	DATE 3/1/2024

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Block D-07 & D-09 (max.)

Land Area 3.71 ac (+1.19)
Density 56.66 du/ac
Units 210 du
GSF 216,000sf
Height 4 stories

Parking 295 sp
 (7 on-street)
Ratio 1.40 sp/du

Units Lost - 1 SFD-CT
 -26 SFA-78
 - 7 SFA-65
 (Phase D only)

Delta +176 du
New Total 509 du
New Density 17.42 du/ac

Block D-07 & D-09 (target)

Land Area 3.71 ac (+1.19)
Density 34.10 du/ac
Units 126 du
GSF 132,000sf
Height 3 stories

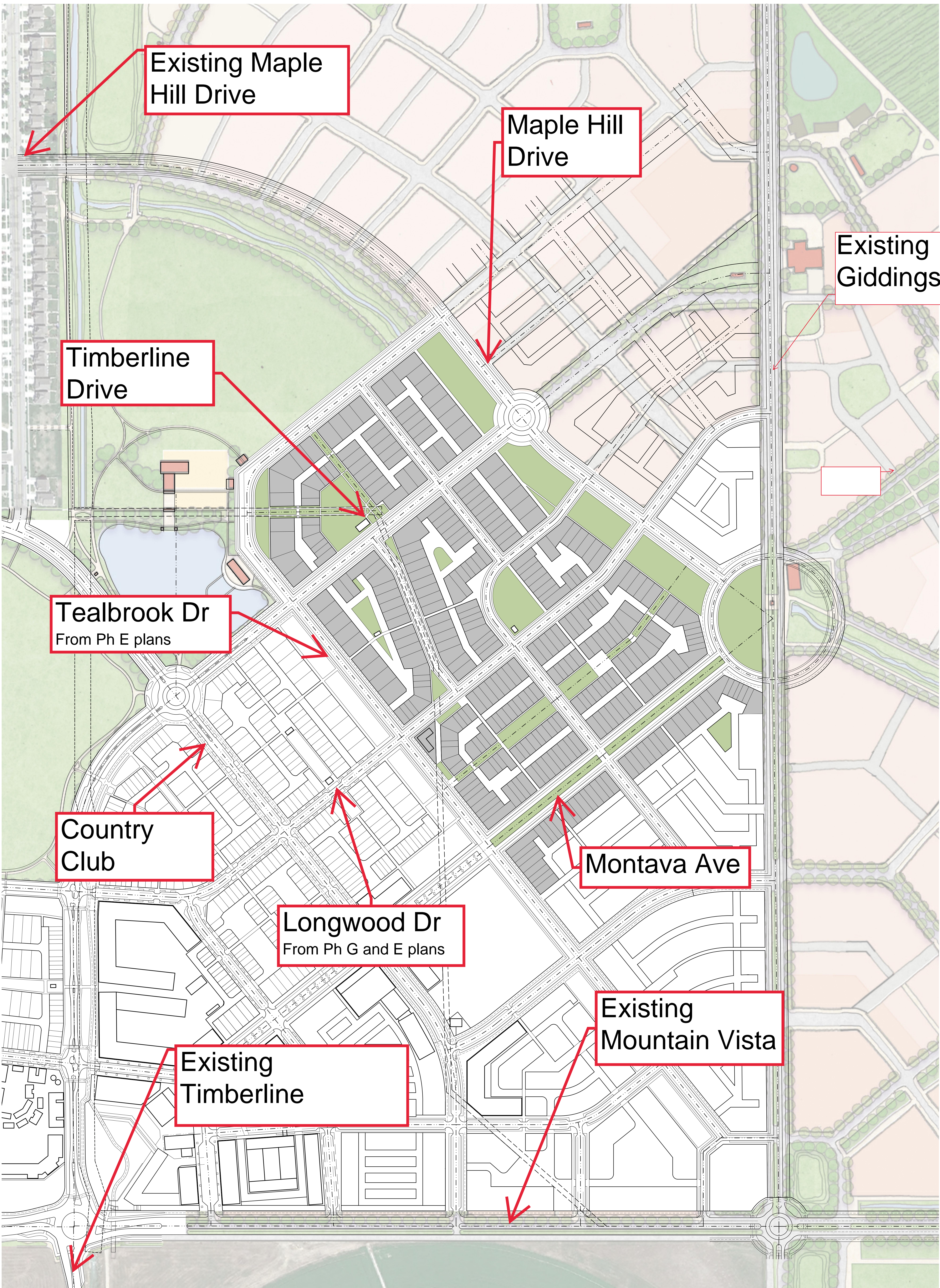
Parking 288 sp
 (0 on-street)
Ratio 2.28 sp/du

Units Lost - 1 SFD-CT
 -26 SFA-78
 - 7 SFA-65
 (Phase D only)

Delta +92 du
New Total 425 du
New Density 14.54 du/ac

	PROJECT NAME Montava	MAP Phase D Multi-Family Site	ORIENTATION 	SCALE
	PROJECT NUMBER 1725	PROJECT LOCATION Ft Collins, CO	ID D-07 & D-09	DATE 3/1/2024

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Existing Buildings, 50+ years old
Phase D "Core" Preliminary Design Review
Parcel No. 88320-00-002

The following buildings are within Parcel # 88320-00-002 and are listed as older than 50 years. We believe that not all of them are within the boundaries of the Phase D "Core" plan.

Building ID 1

SF residential, ranch style, frame on concrete foundation, built in 1958, average quality, 1,253 sf
Age: 65 years

Building ID 504

Farm utility building, masonry construction, built in 1970, average quality, 2,444 sf
Age: 54 years

Building ID 505

Farm utility loafing shed, pole building, built in 1970, low quality, 1,044 sf
Age: 54 years

Building ID 506

Farm utility loafing shed, pole building, built in 1970, low quality, 384 sf
Age: 54 years

Building ID 507

Tool shed, wood frame, built in 1970, low quality, 168 sf
Age: 54 years

(Photos are on the following sheets of the above listed buildings.)

Building ID 1

SF residential, ranch style, frame on concrete foundation, built in 1958, average quality, 1,253 sf
Age: 65 years



Building ID 504

Farm utility building, masonry construction, built in 1970, average quality, 2,444 sf

Age: 54 years



Building ID 505
Farm utility loading shed, pole building, built in 1970, low quality, 1.044 sf
Age: 54 years

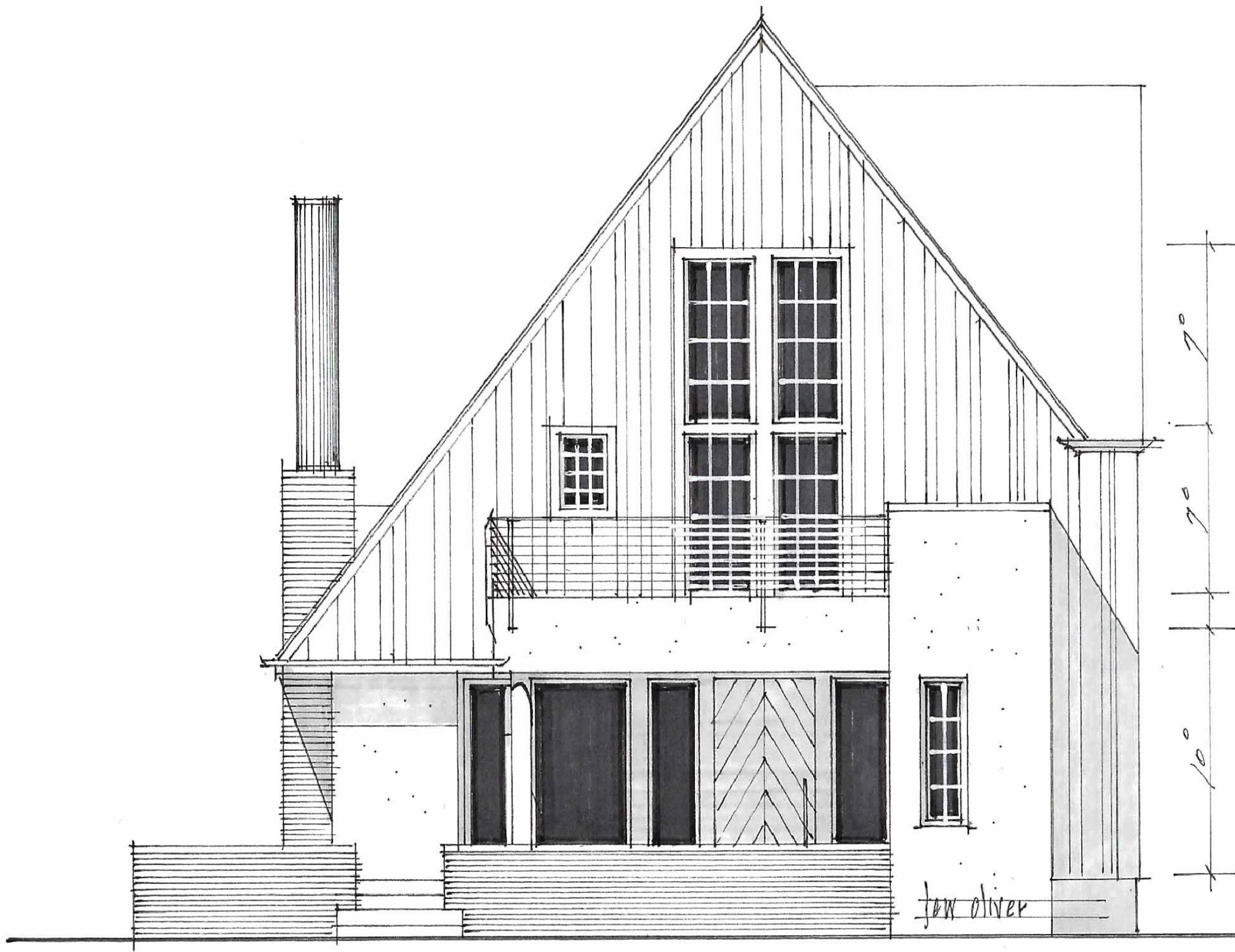


Building ID 506
Farm utility loafing shed, pole building, built in 1970, low quality, 384 sf
Age: 54 years

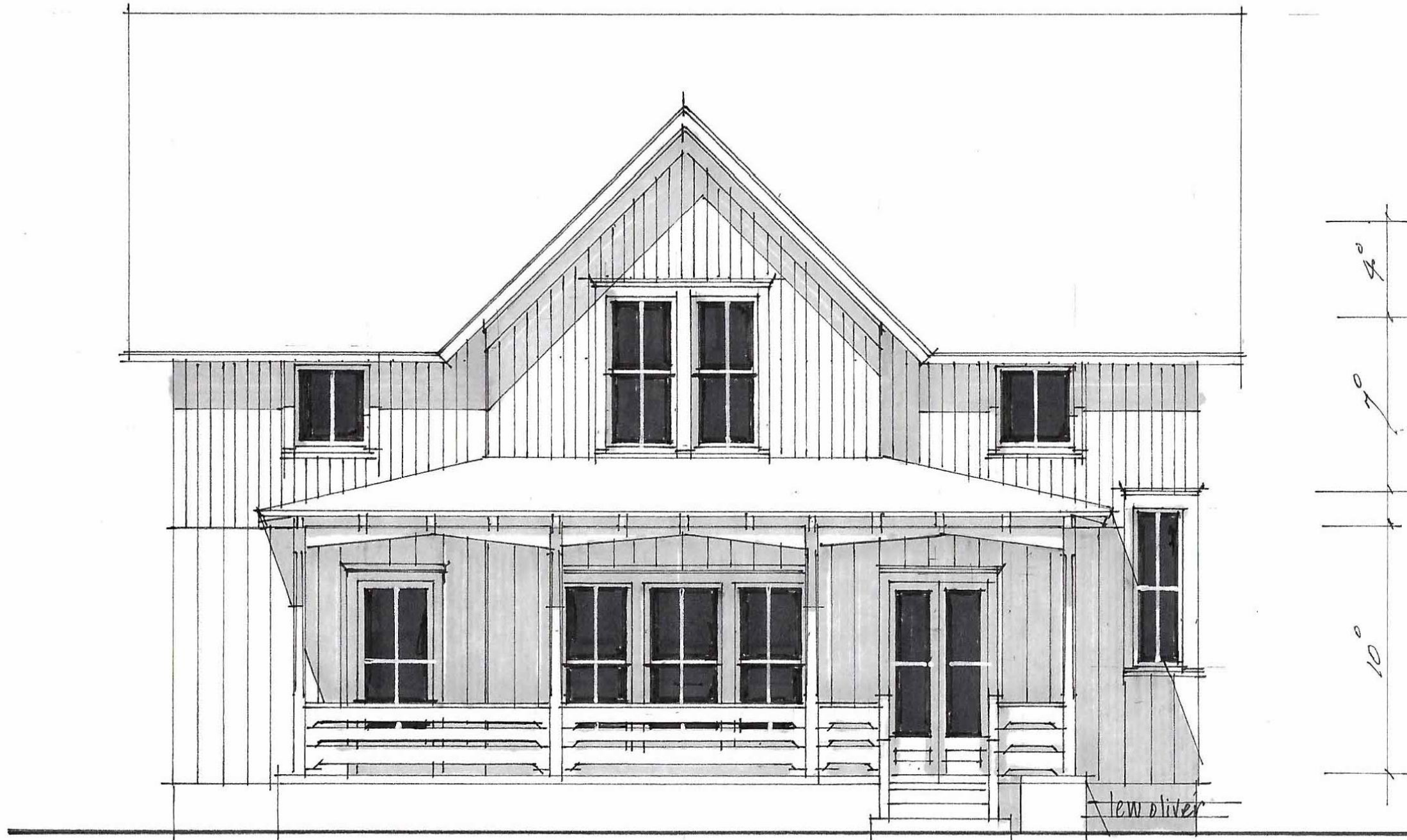


Building ID 507
Tool shed, wood frame, built in 1970, low quality, 168 sf
Age: 54 years

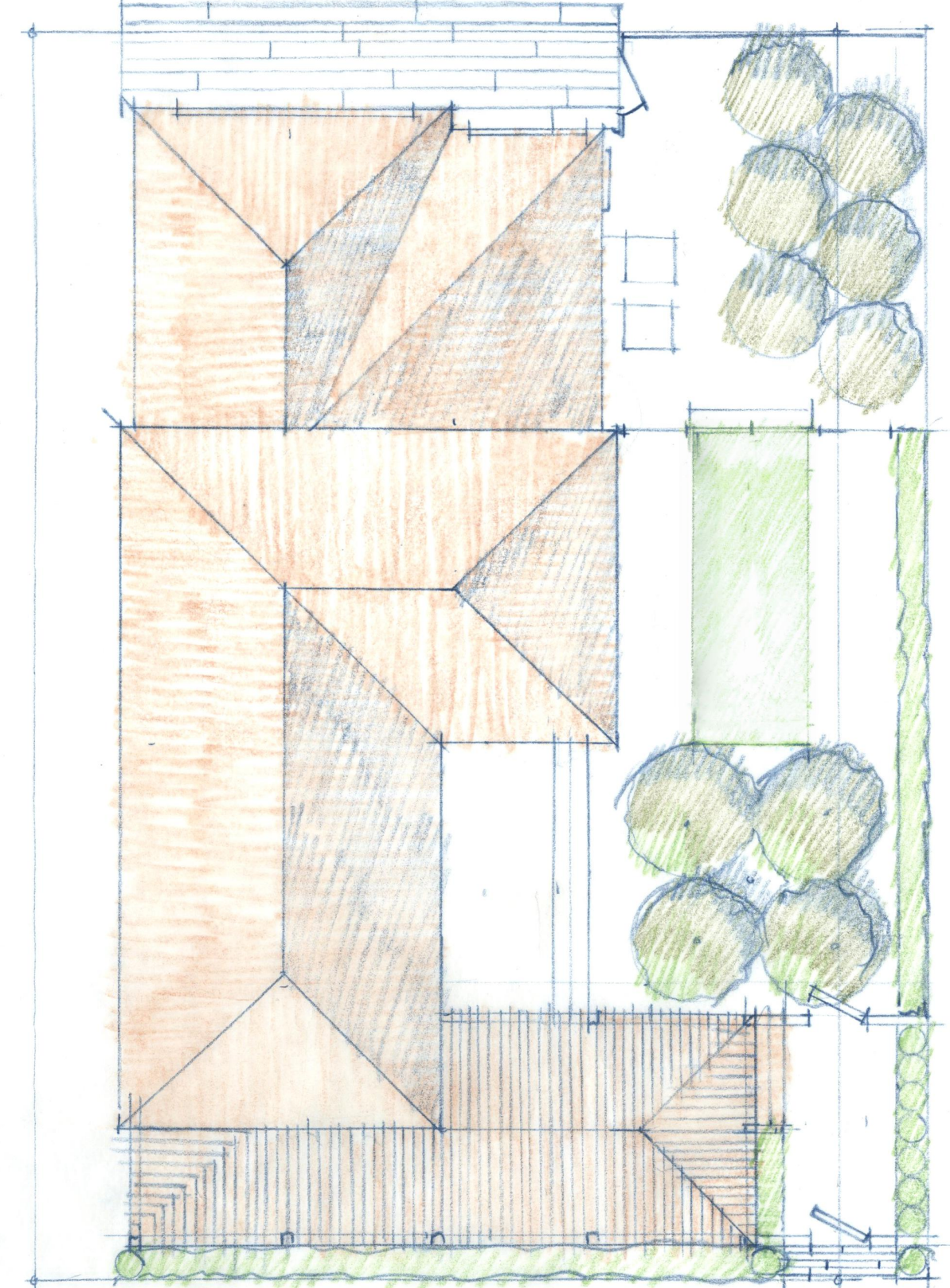




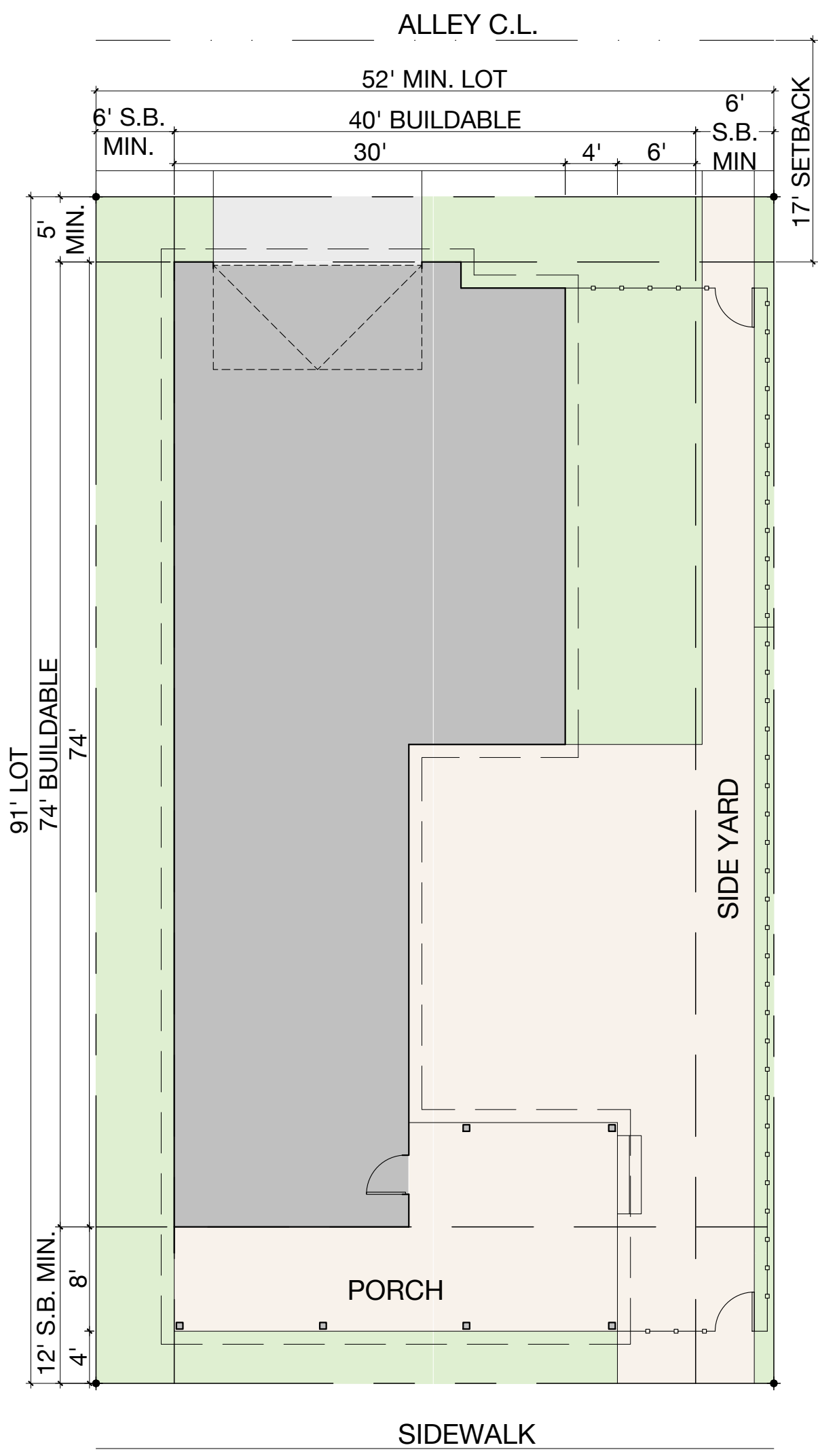
CONCEPT ELEVATION



CONCEPT ELEVATION

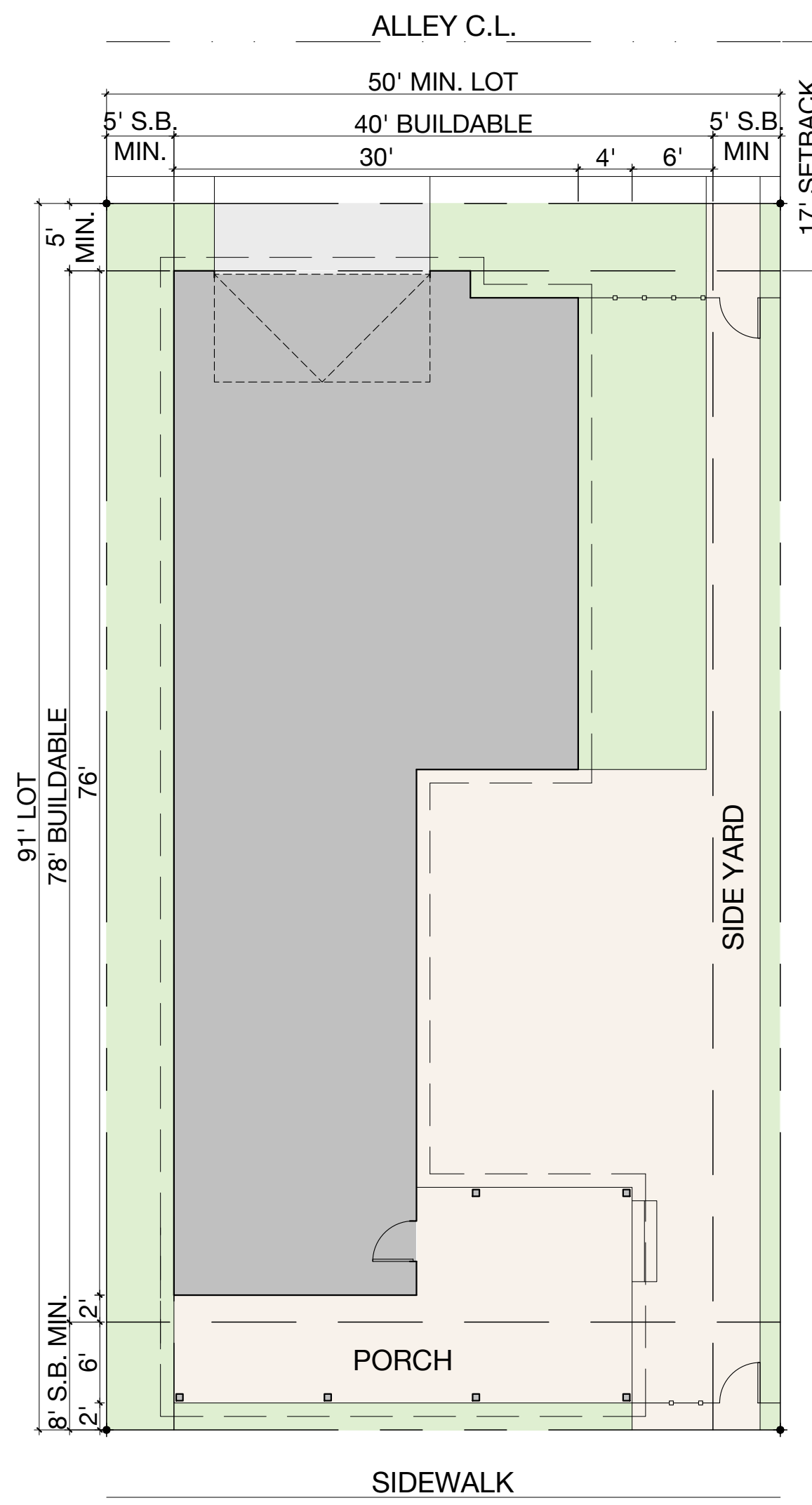


CONCEPT SITE PLAN



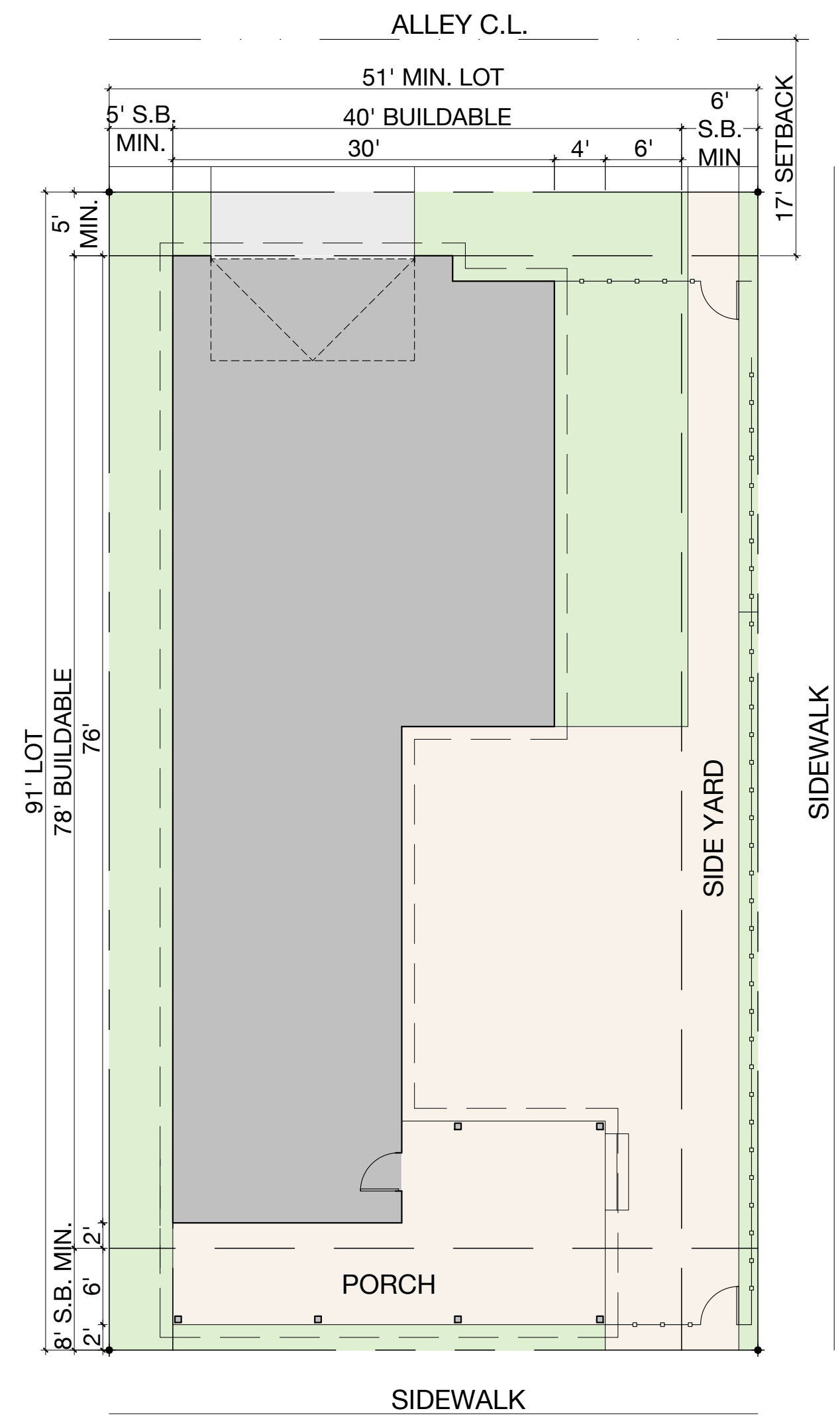
T3
SINGLE FAMILY DETACHED - MEDIUM
ALL CONDITIONS

OCCUPATION: 51.1%
COVERAGE: 75.0%
F.B. PRIMARY: n/a
F.B. SECONDARY: n/a



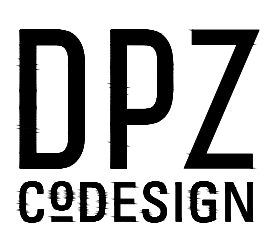
T4
SINGLE FAMILY DETACHED- MEDIUM
INTERIOR

OCCUPATION: 54.1%
COVERAGE: 78.6%
F.B. PRIMARY: 85.0%
F.B. SECONDARY: n/a



T4
SINGLE FAMILY DETACHED- MEDIUM
EXTERIOR CORNER

OCCUPATION: 53.0%
COVERAGE: 78.1%
F.B. PRIMARY: 85.0%
F.B. SECONDARY: n/a



PROJECT NAME

Montava

PROJECT NUMBER

1725

PROJECT LOCATION

Ft Collins, CO

MAP

Phase D Lot - SFD Medium

ID

DATE

3/13/2024

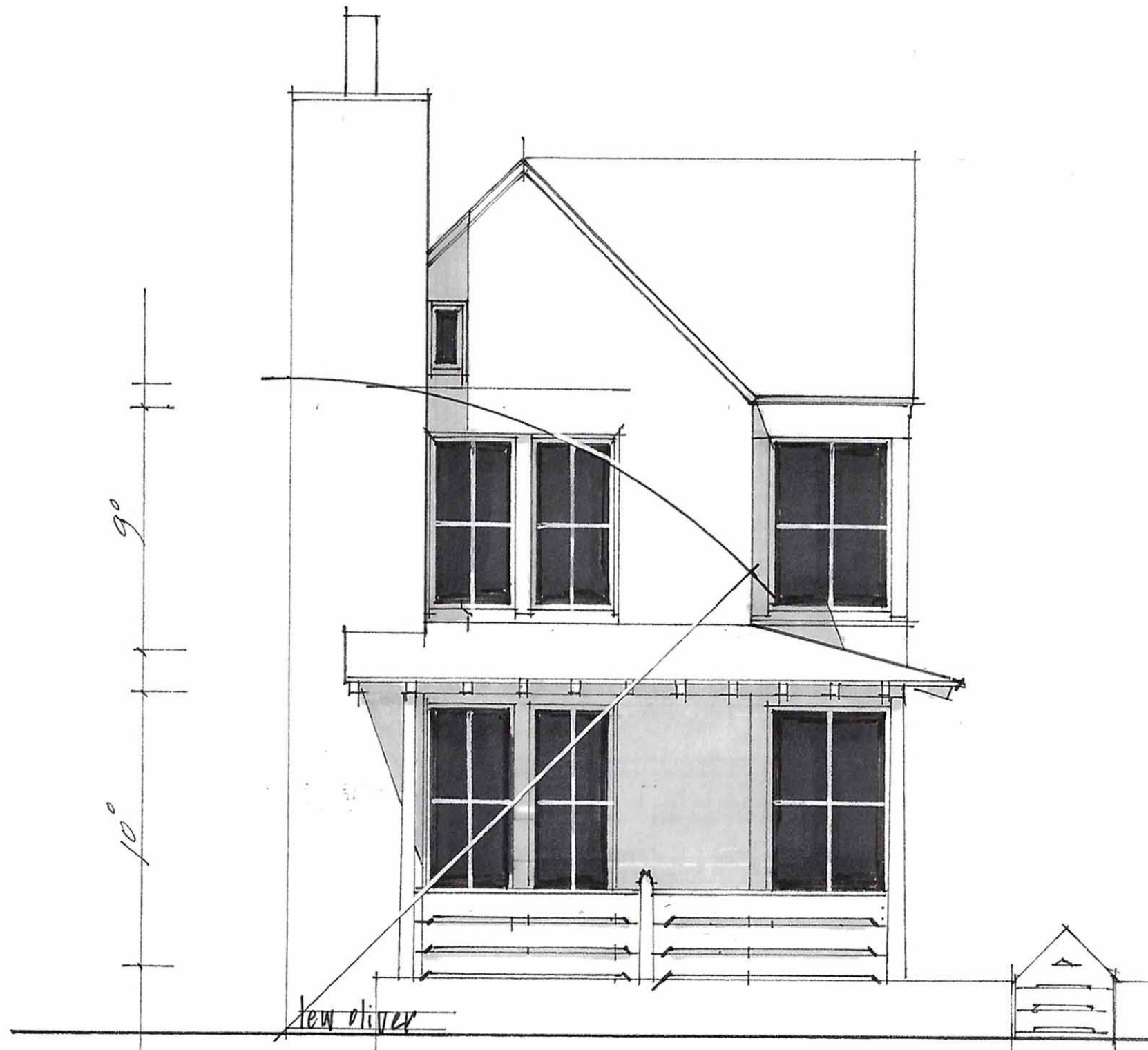
ORIENTATION

SCALE

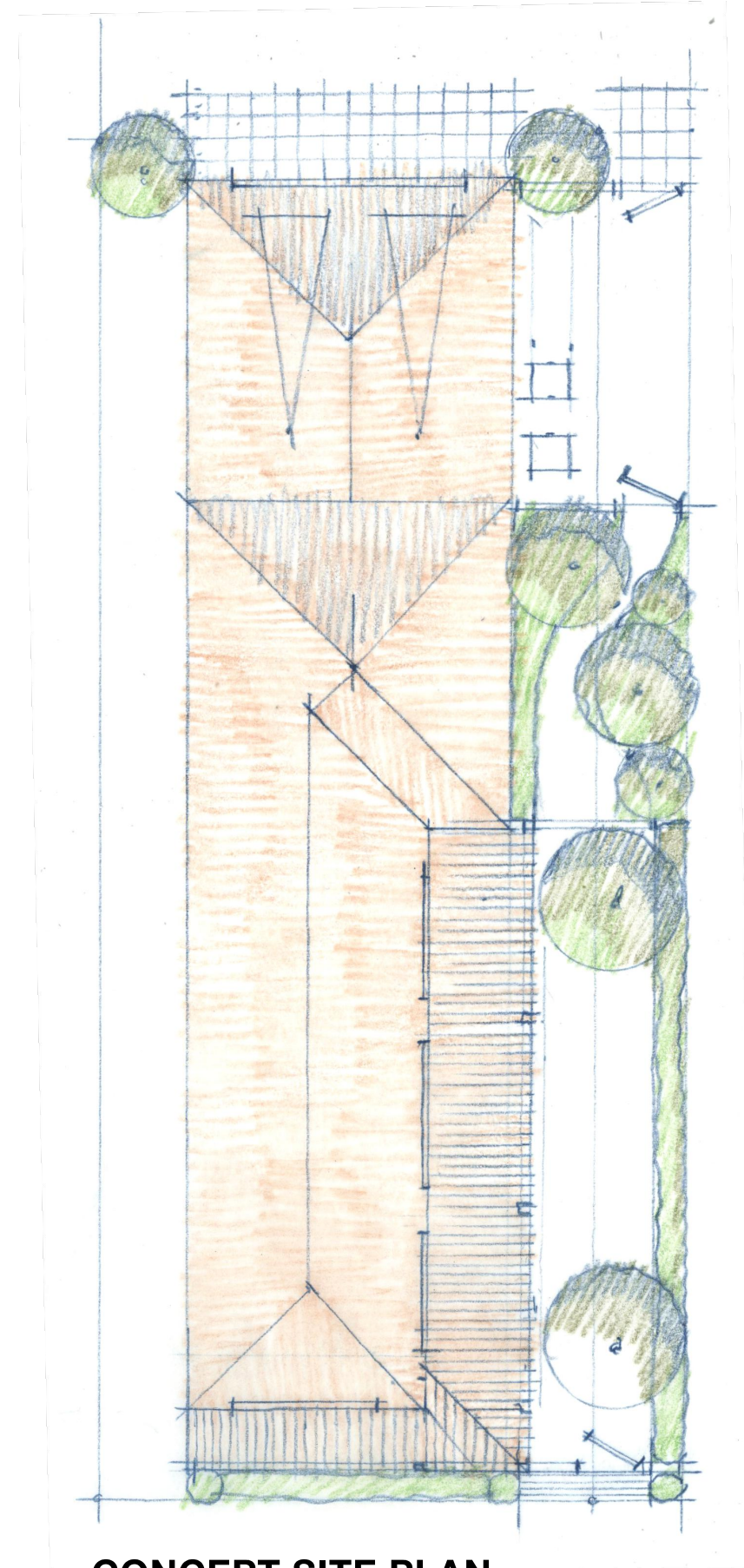
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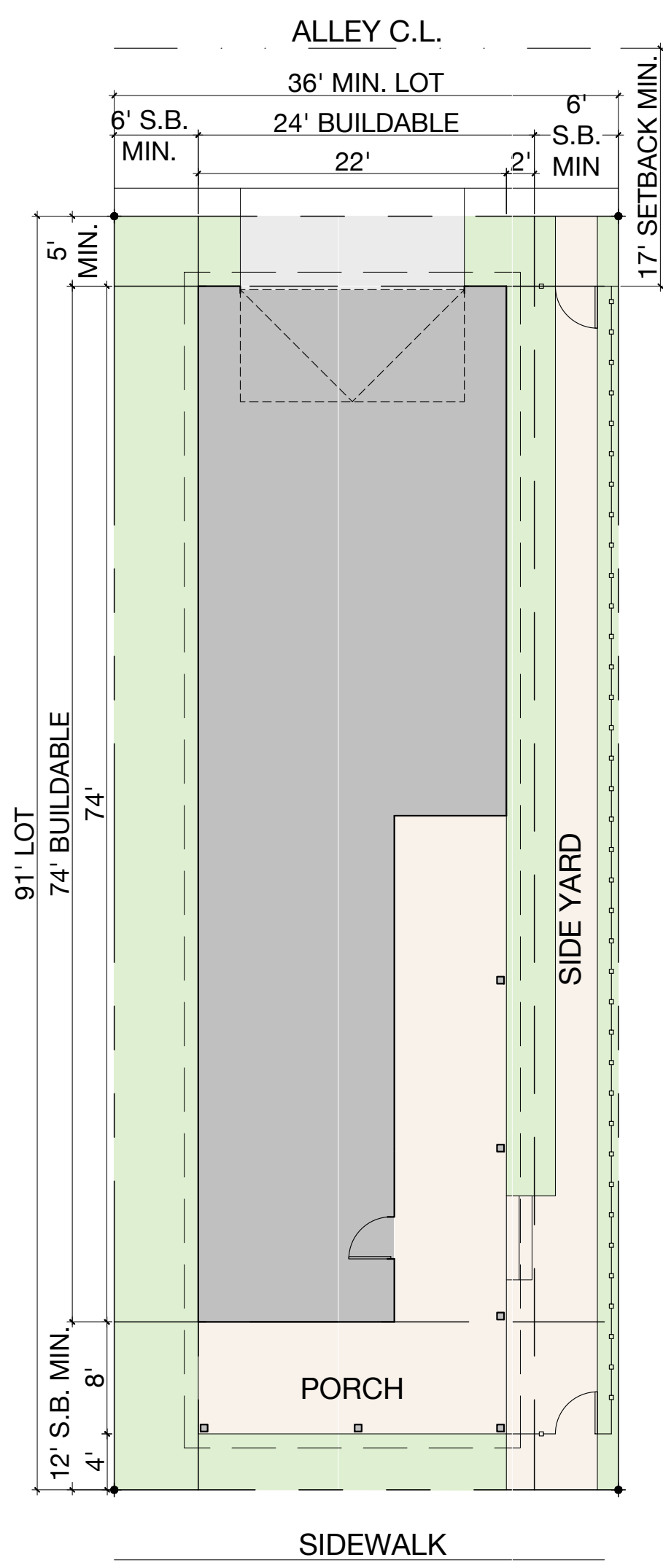
CONCEPT ELEVATION



CONCEPT ELEVATION

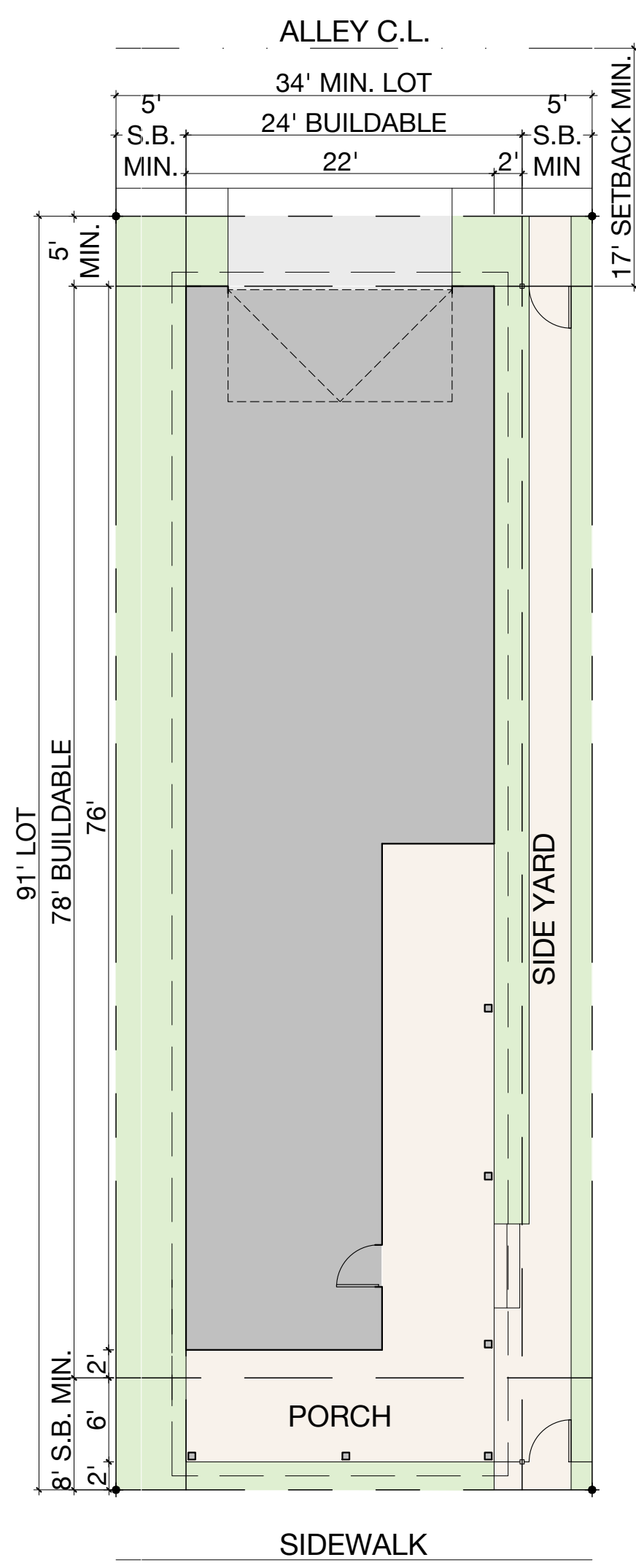


CONCEPT SITE PLAN



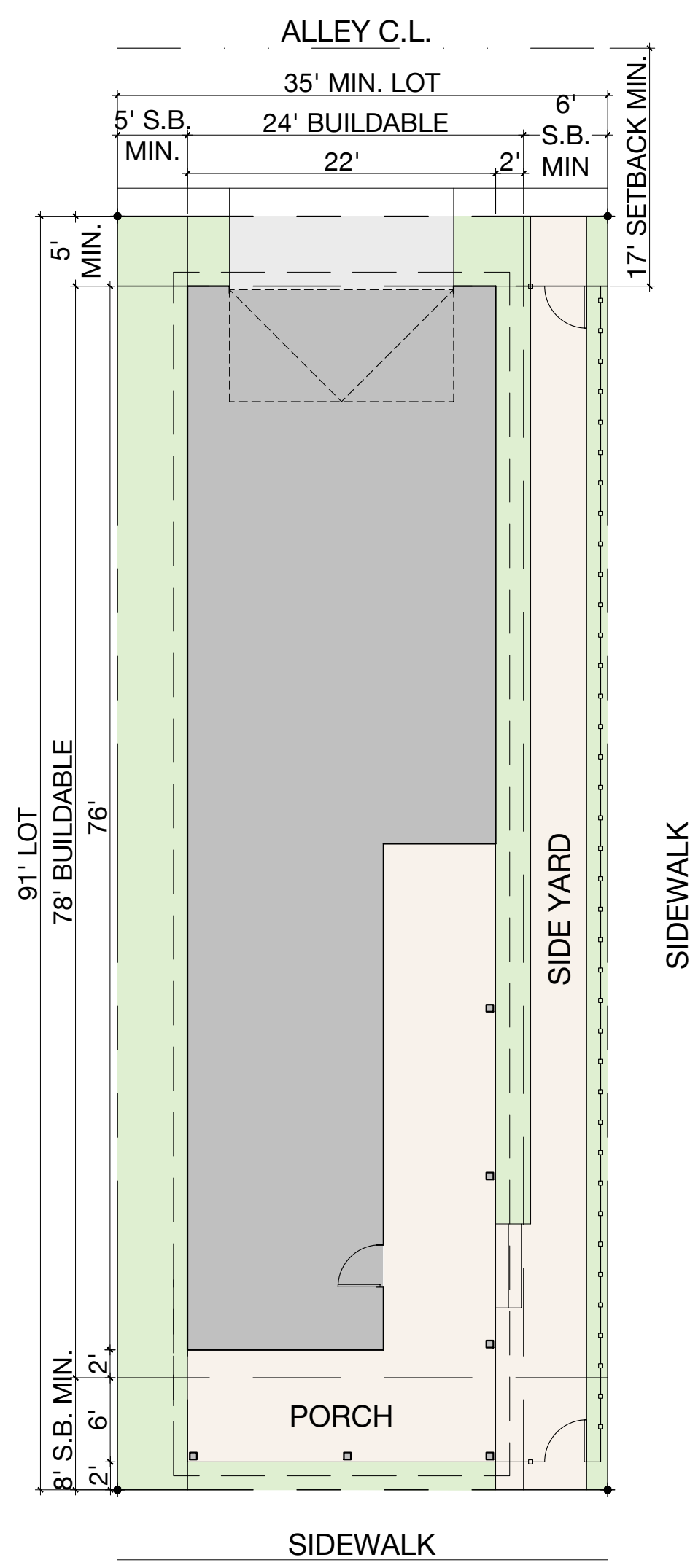
T3
SINGLE FAMILY DETACHED - SMALL
EXTERIOR CORNER

OCCUPATION: 61.5%
 COVERAGE: 73.5%
 F.B. PRIMARY: n/a
 F.B. SECONDARY: n/a



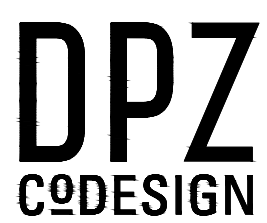
T4
SINGLE FAMILY DETACHED- SMALL
INTERIOR

OCCUPATION: 66.7%
 COVERAGE: 78.6%
 F.B. PRIMARY: 91.7%
 F.B. SECONDARY: n/a



T4
SINGLE FAMILY DETACHED- SMALL
EXTERIOR CORNER

OCCUPATION: 64.8%
 COVERAGE: 79.2%
 F.B. PRIMARY: 91.7%
 F.B. SECONDARY: n/a



PROJECT NAME
Montava

PROJECT NUMBER
1725

PROJECT LOCATION
Ft Collins, CO

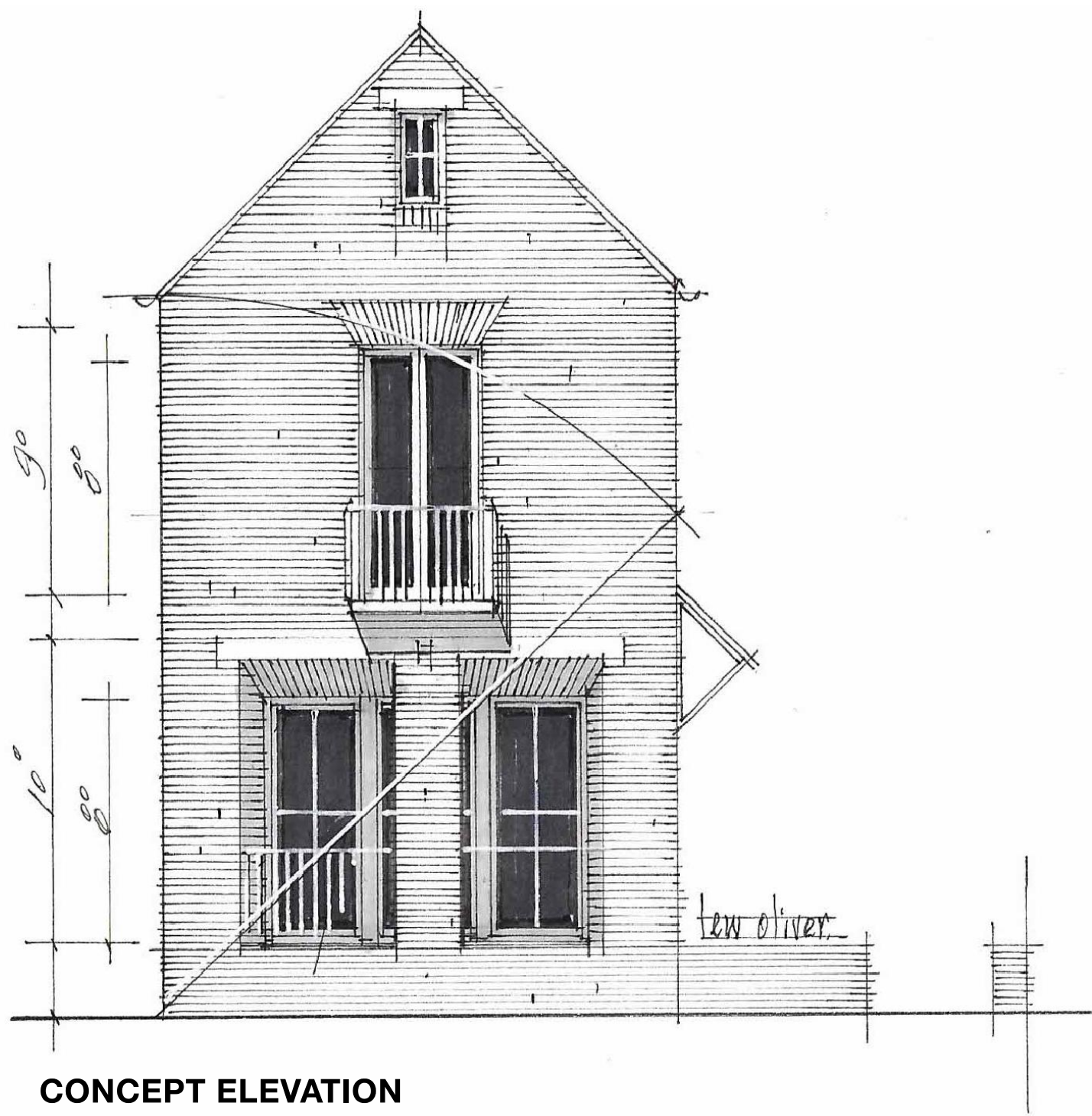
MAP
Phase D Lot - SFD Small

ID

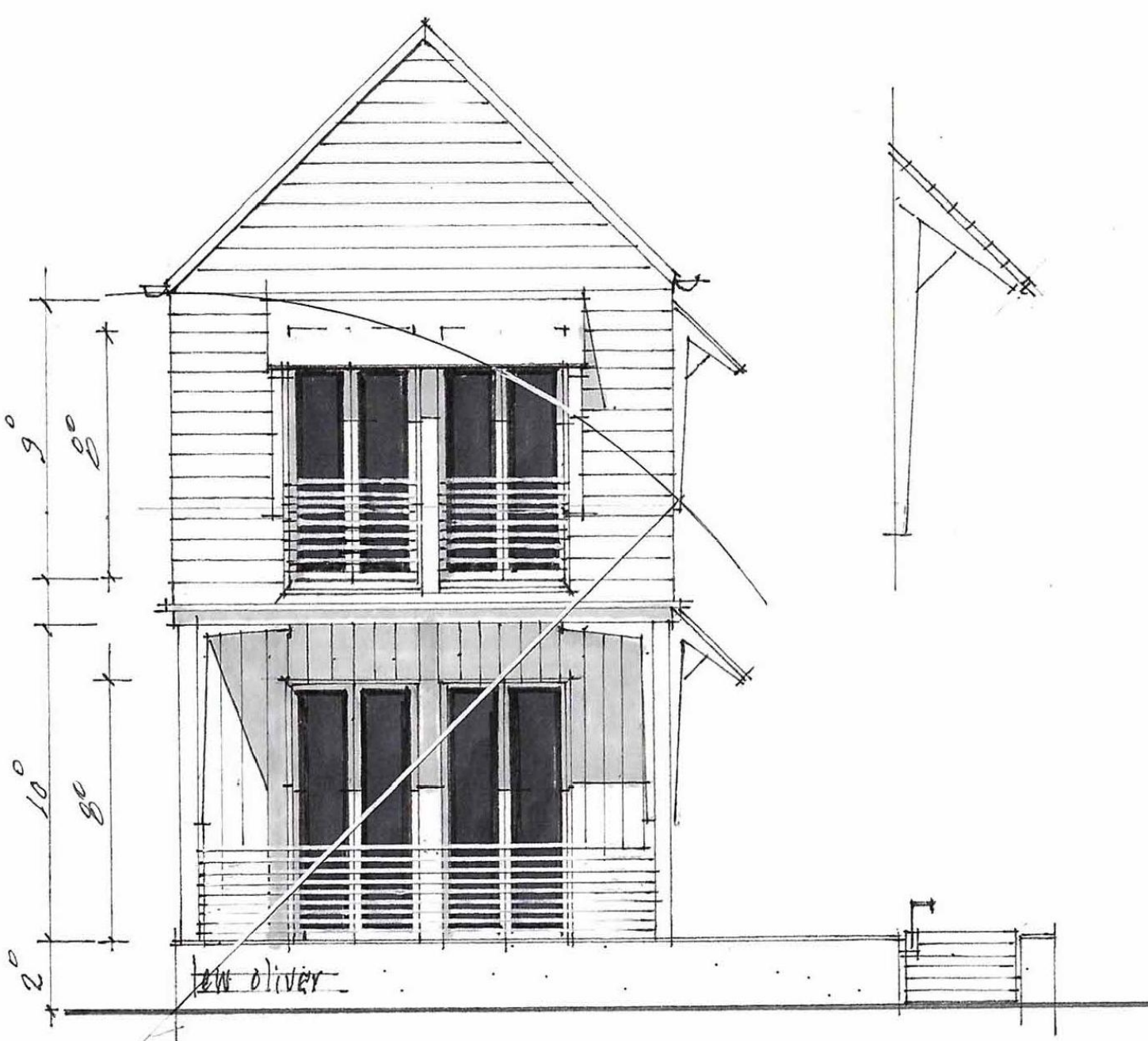
DATE
3/13/2024

ORIENTATION SCALE

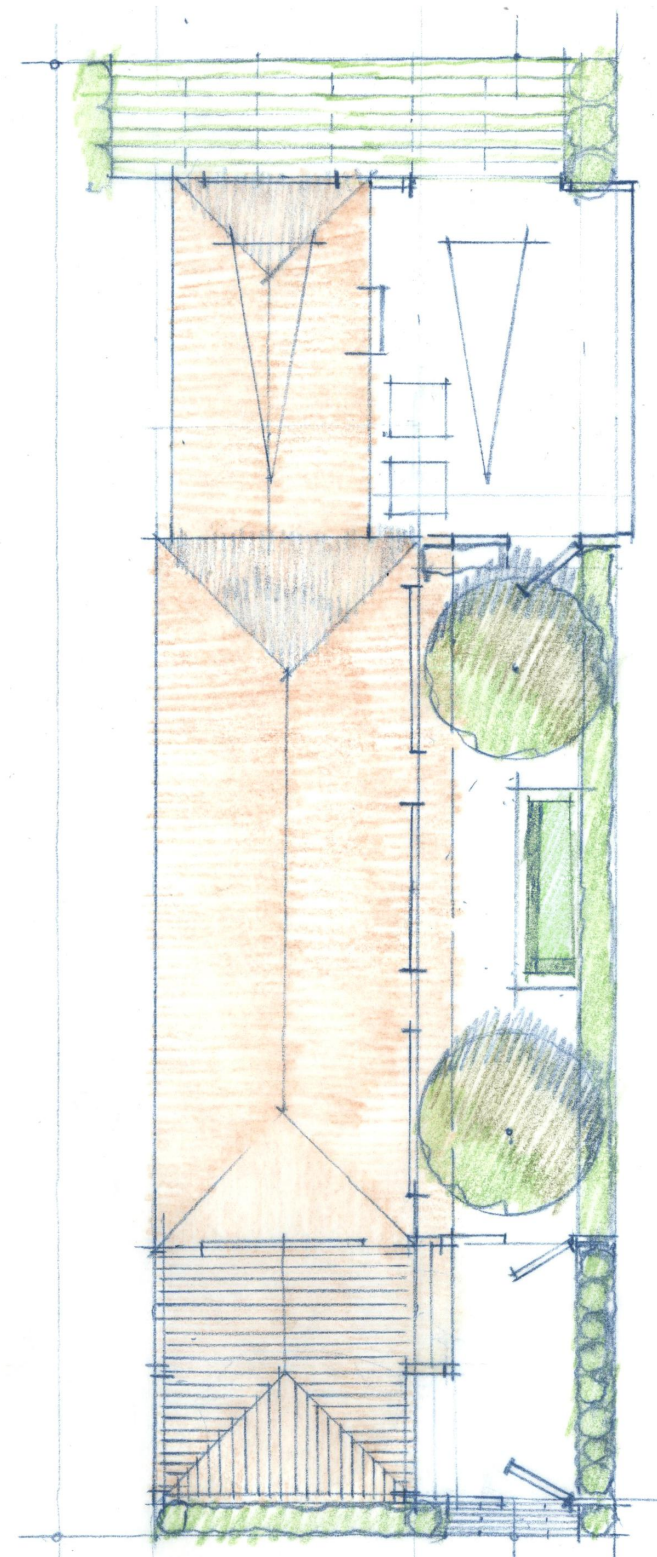
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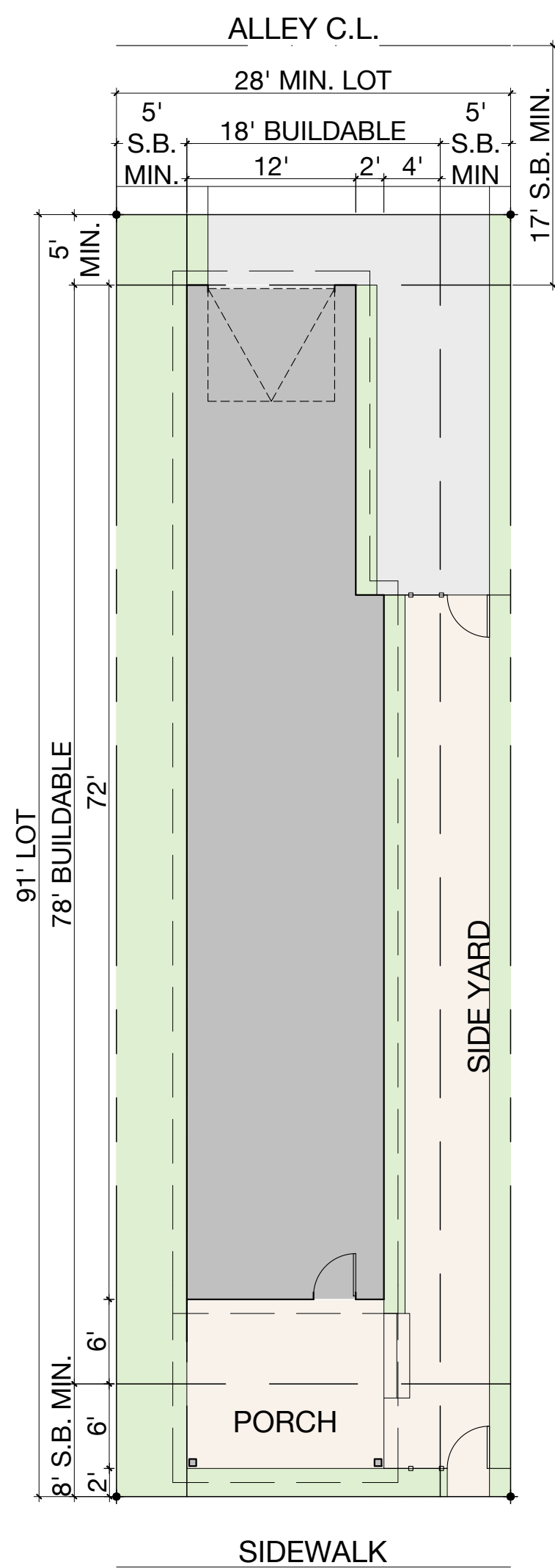
CONCEPT ELEVATION



CONCEPT ELEVATION

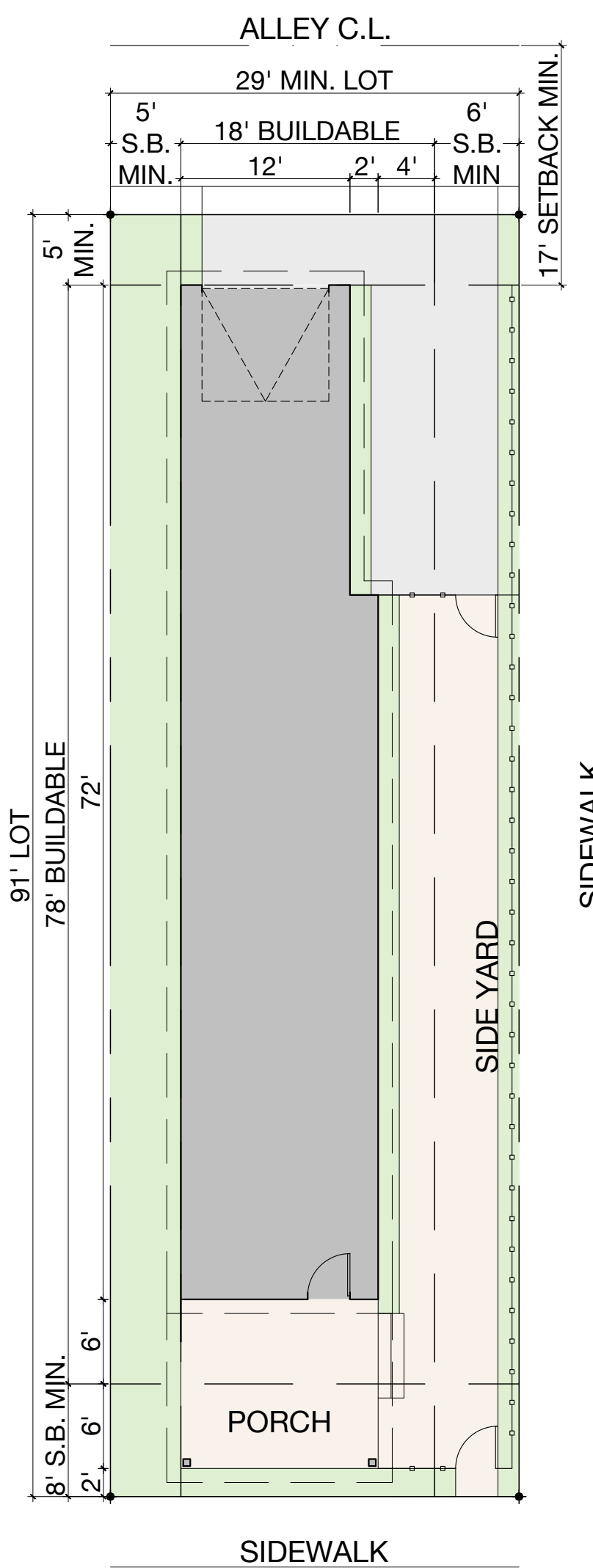


CONCEPT SITE PLAN



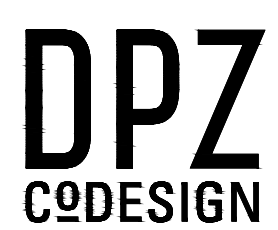
T4
SINGLE FAMILY DETACHED - COTTAGE
INTERIOR

OCCUPATION: 52.3%
COVERAGE: 77.6%
F.B. PRIMARY: 77.8%
F.B. SECONDARY: n/a



T4
SINGLE FAMILY DETACHED - COTTAGE
EXTERIOR CORNER

OCCUPATION: 50.5%
COVERAGE: 78.3%
F.B. PRIMARY: 77.8%
F.B. SECONDARY: n/a



PROJECT NAME

Montava

PROJECT NUMBER

1725

PROJECT LOCATION

Ft Collins, CO

MAP

Phase D Lot - SFD Cottage

ID

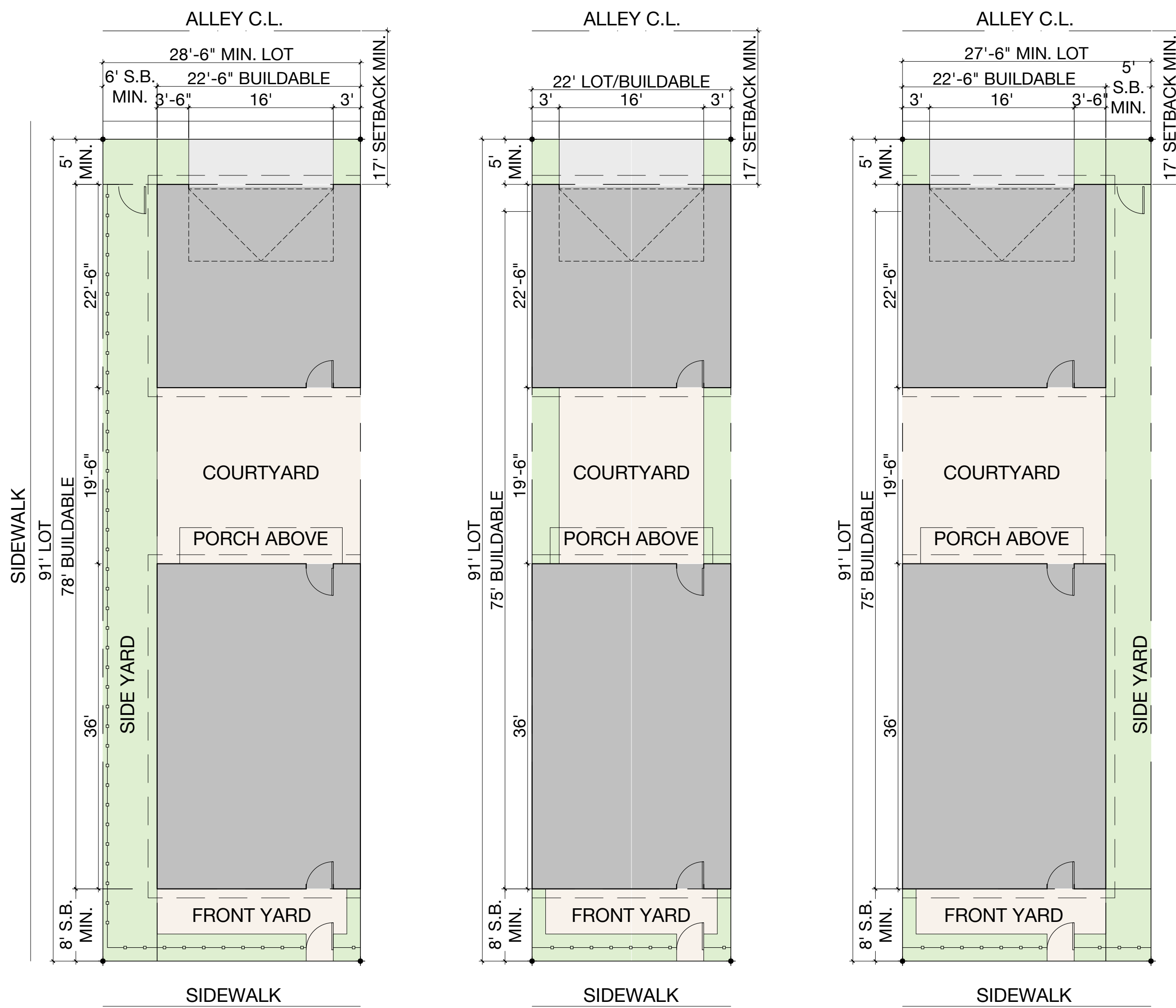
DATE

3/13/2024

ORIENTATION

SCALE

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T4
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 EXTERIOR CORNER

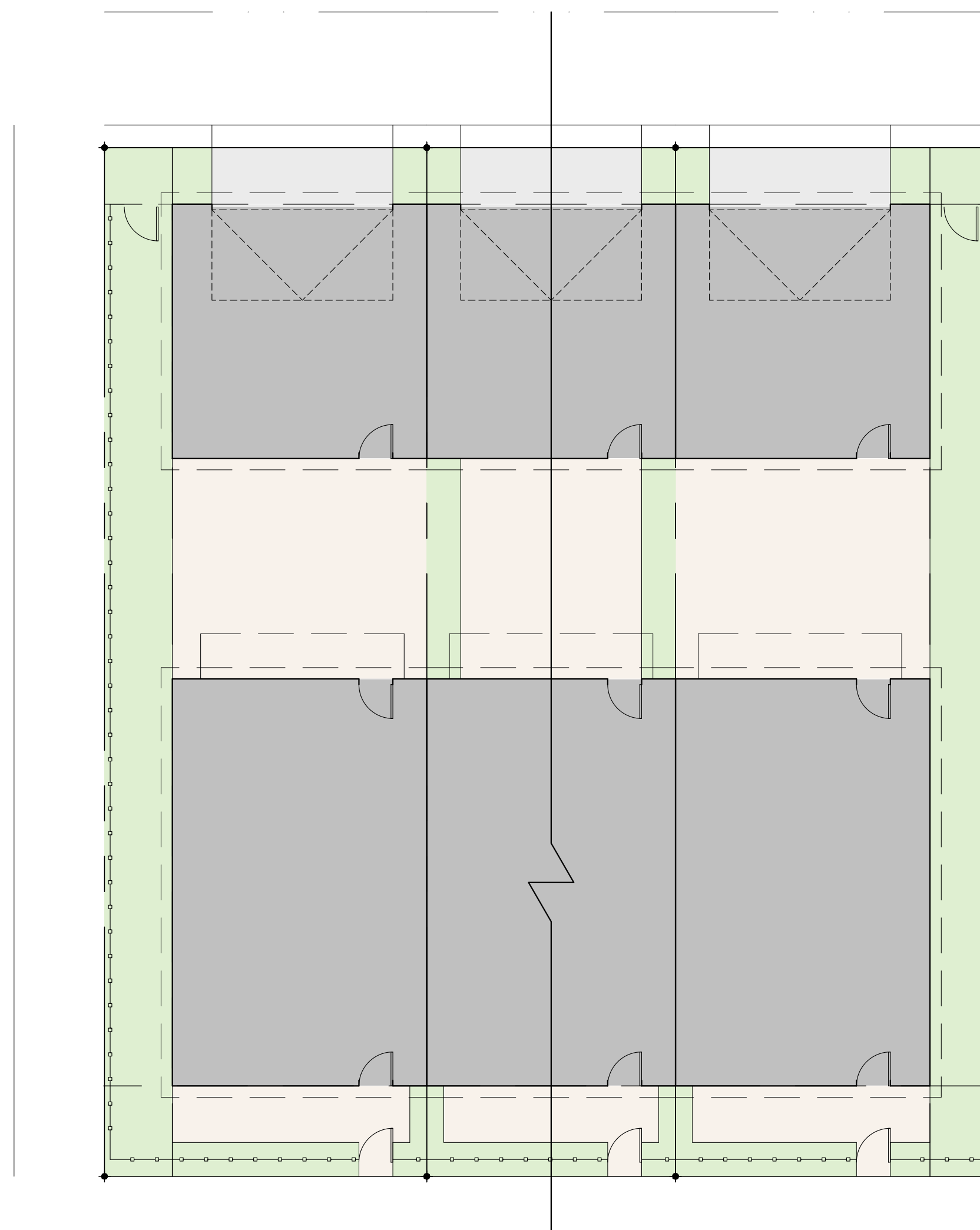
OCCUPATION: 58.7%
 COVERAGE: 77.9%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a

T4
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 INTERIOR

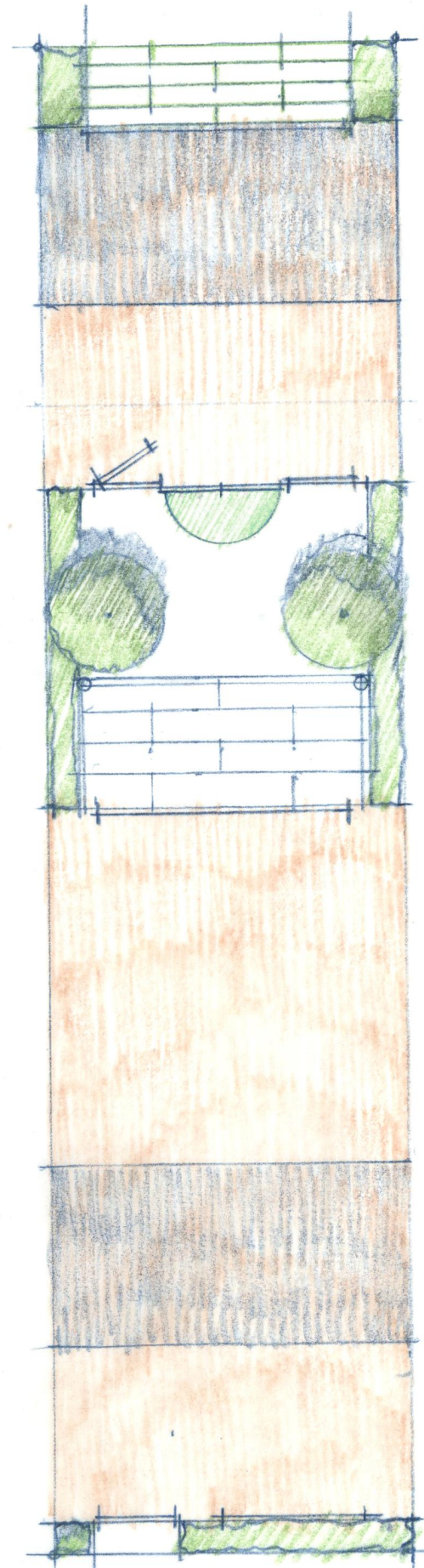
OCCUPATION: 71.4%
 COVERAGE: 90.0%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a

T4
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 EXTERIOR

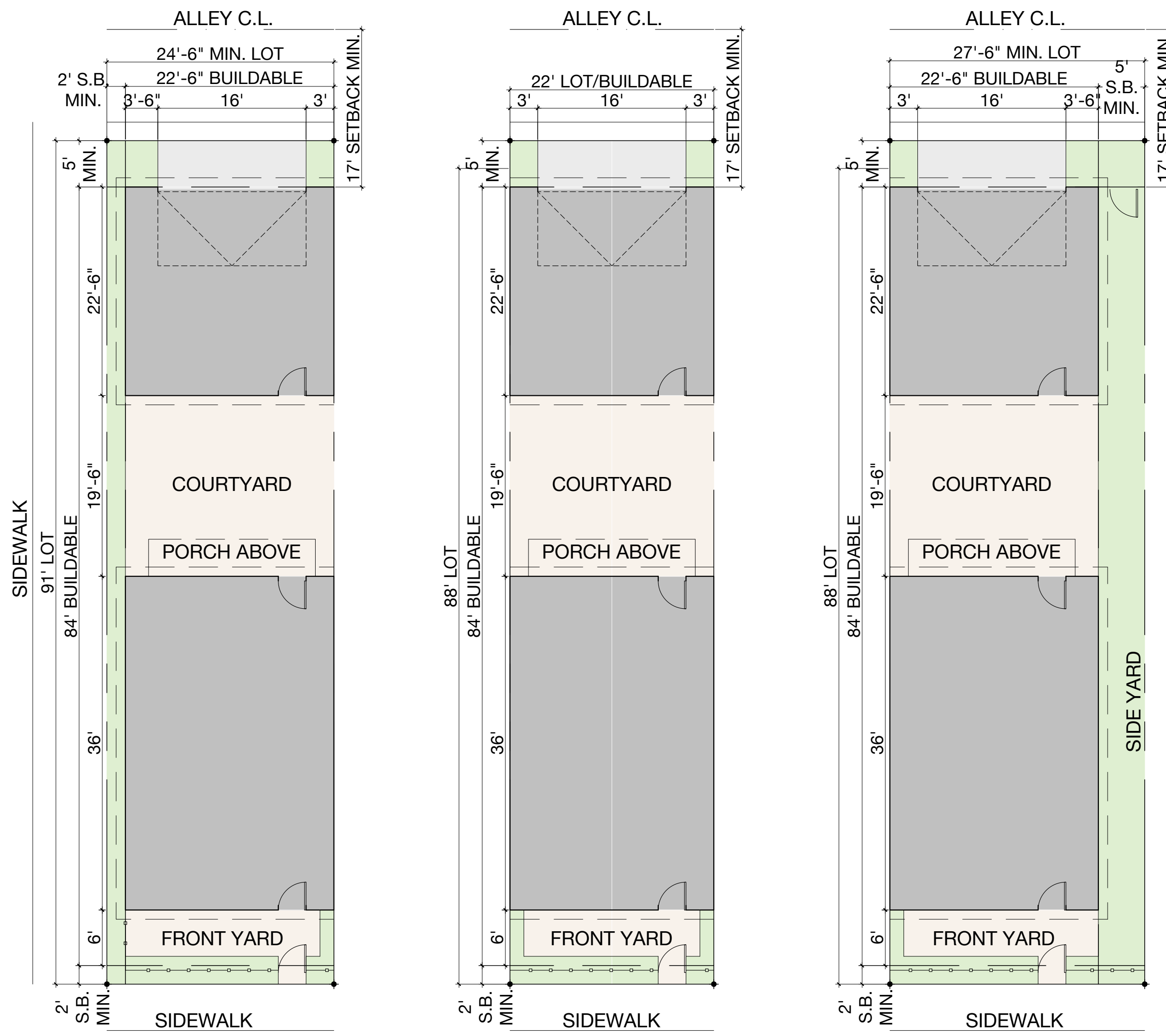
OCCUPATION: 60.9%
 COVERAGE: 80.7%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T4
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 TYPICAL GROUPING



CONCEPT SITE PLAN



T5
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 EXTERIOR CORNER

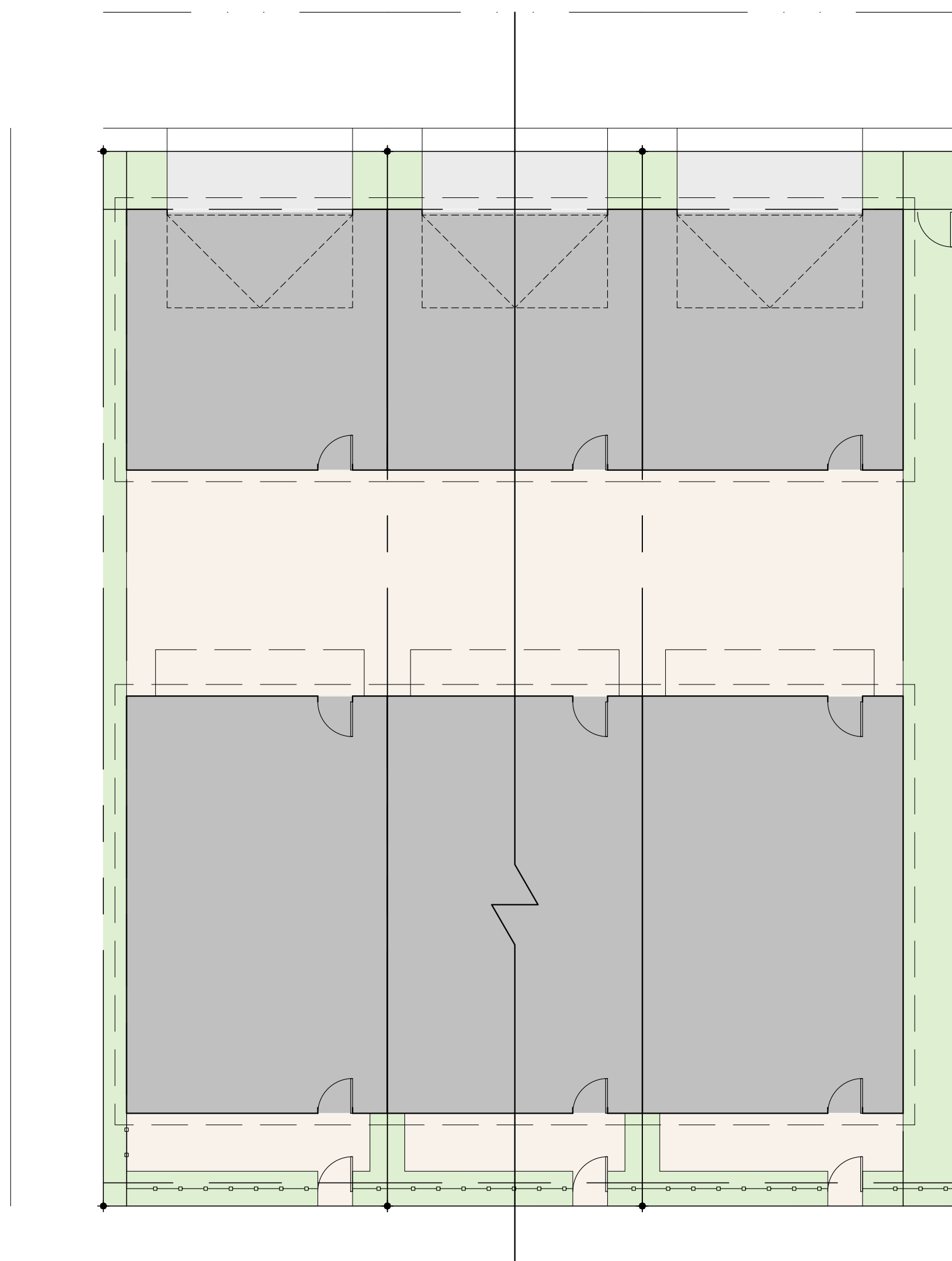
OCCUPATION: 68.3%
 COVERAGE: 90.6%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: 69.6%

T5
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 INTERIOR

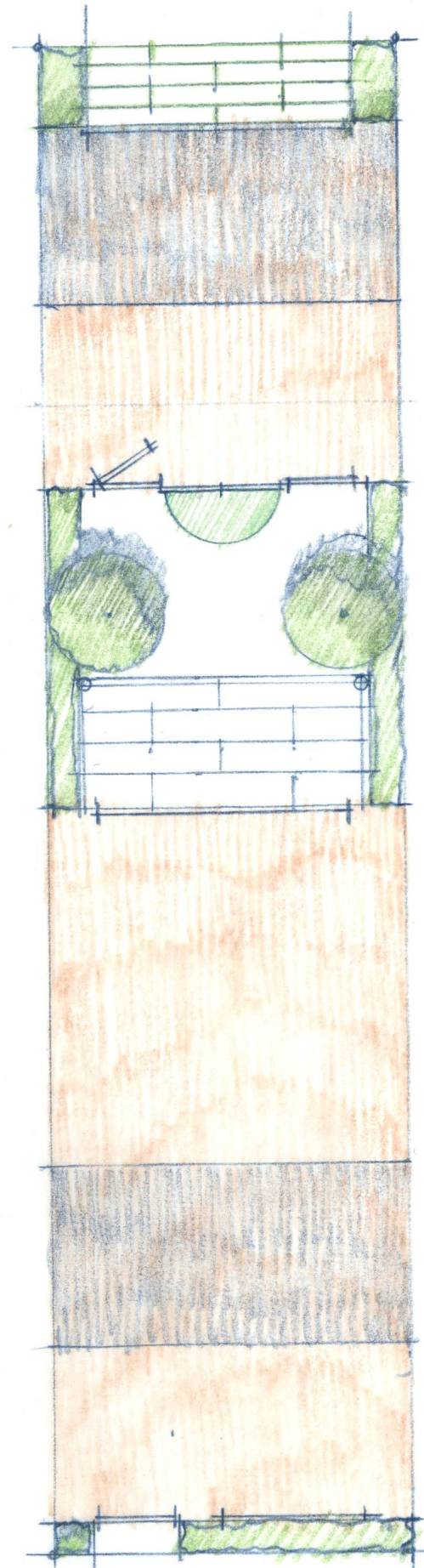
OCCUPATION: 71.4%
 COVERAGE: 95.4%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a

T5
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 EXTERIOR

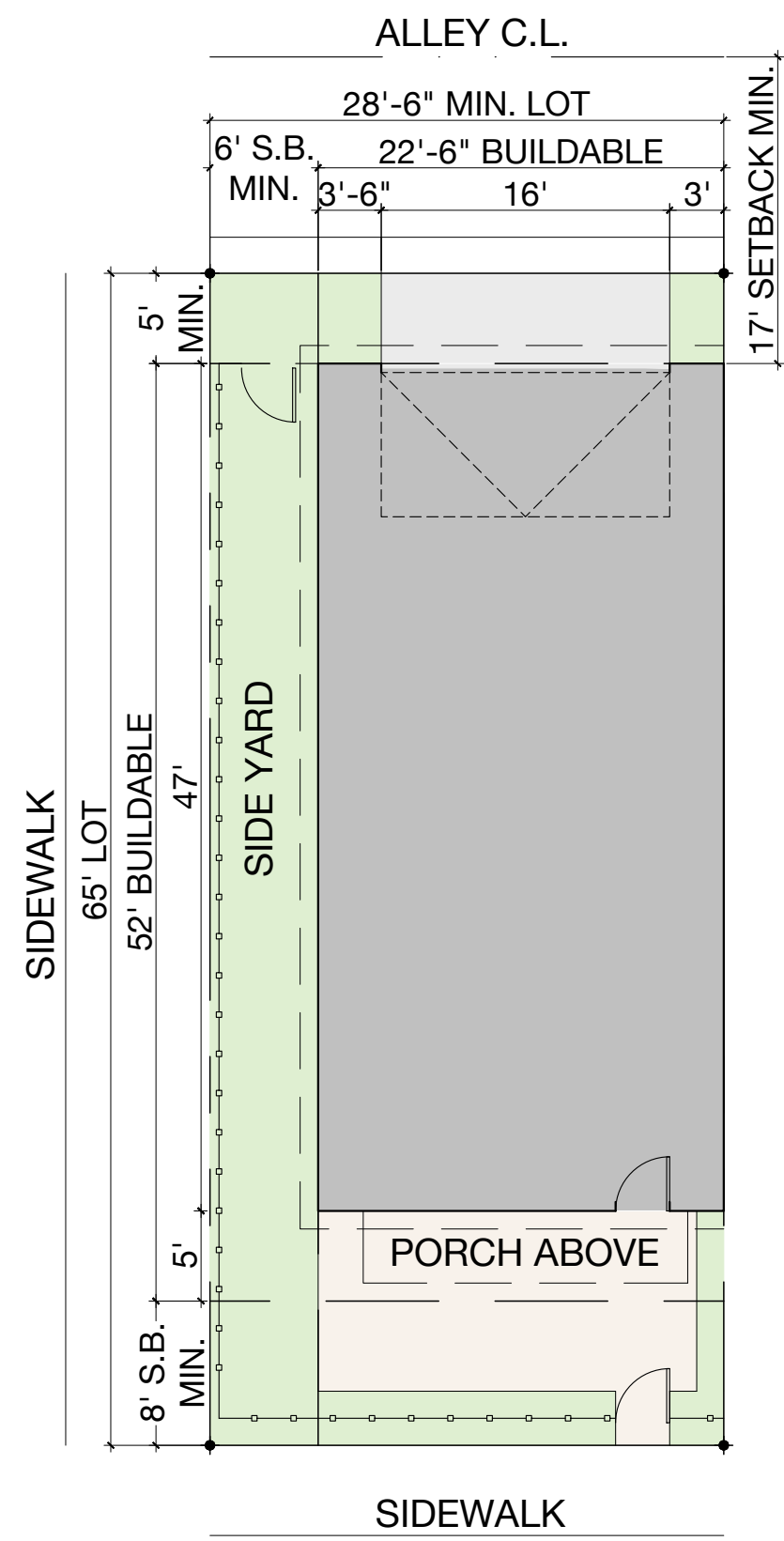
OCCUPATION: 60.9%
 COVERAGE: 80.7%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T5
SINGLE FAMILY ATTACHED - 22FT
 EXTENDED LENGTH
 TYPICAL GROUPING

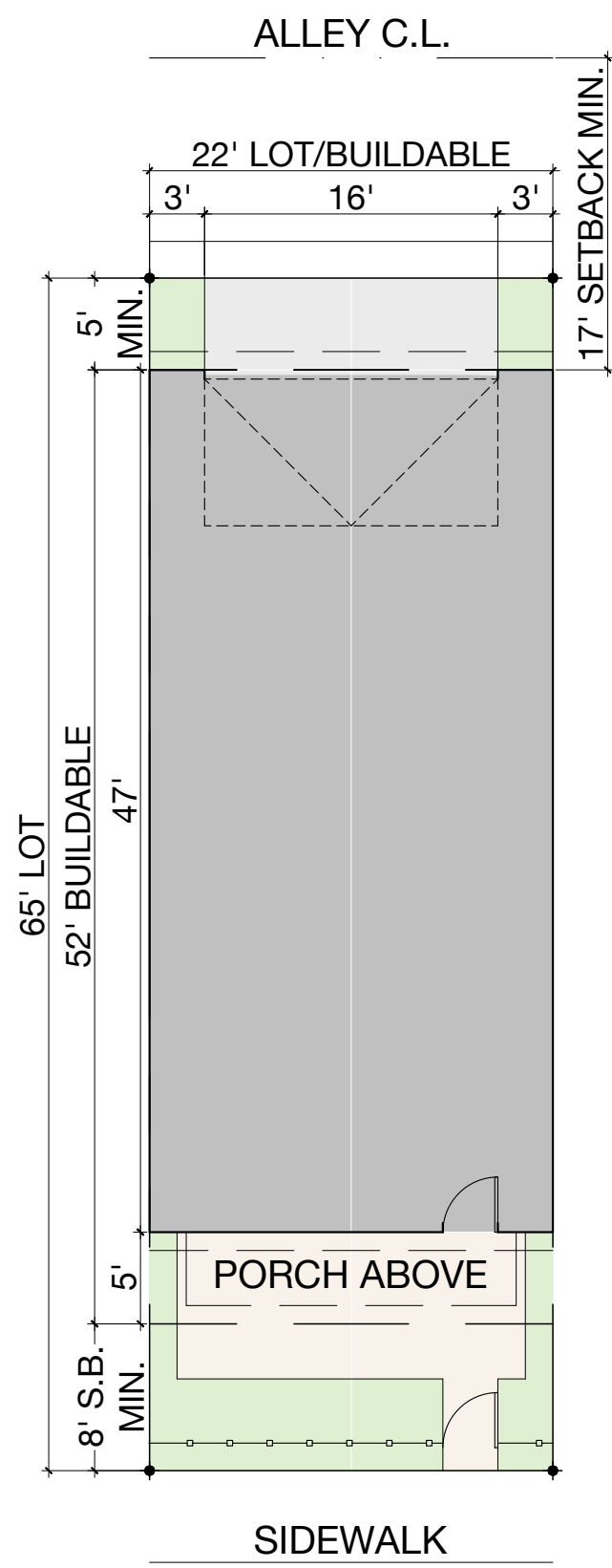


CONCEPT SITE PLAN



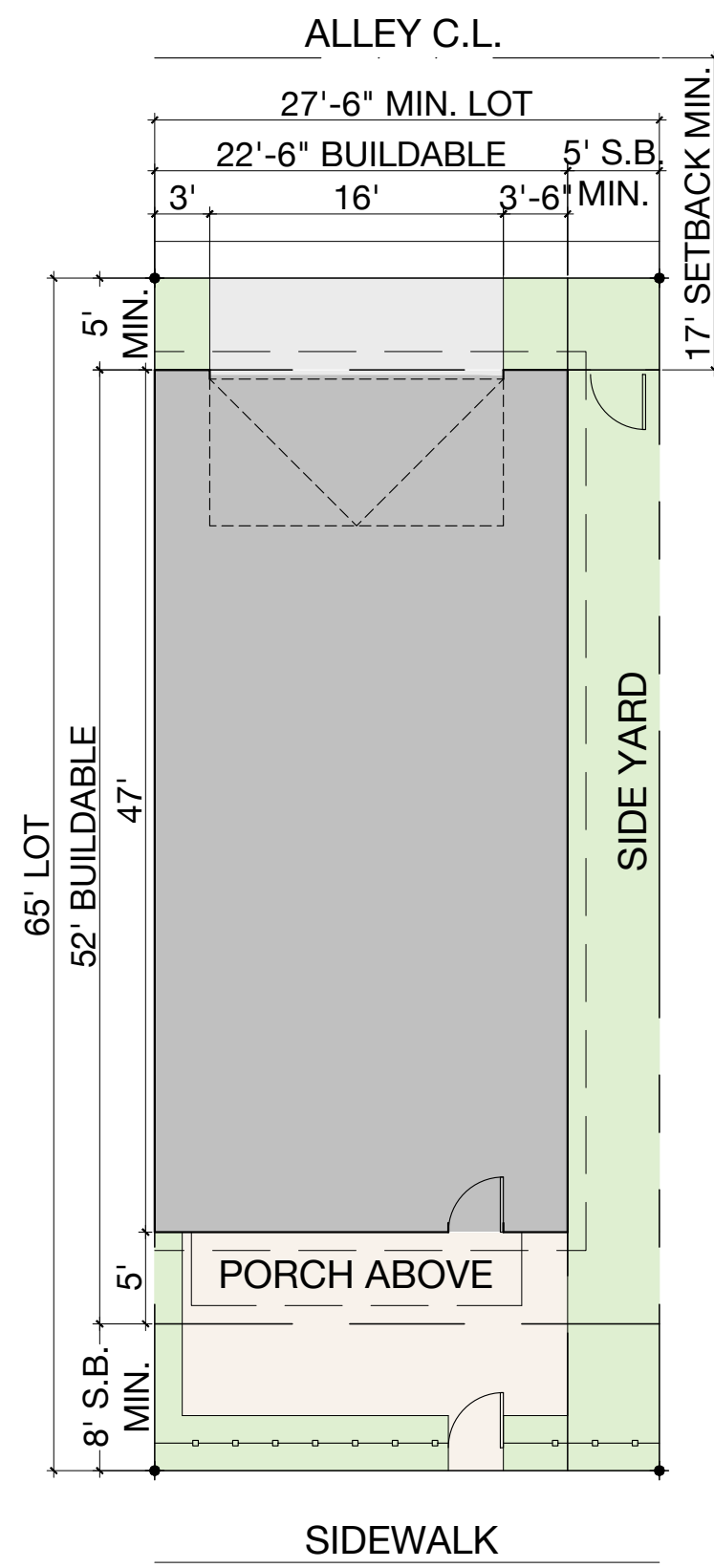
T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 EXTERIOR CORNER

OCCUPATION: 65.1%
 COVERAGE: 76.3%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



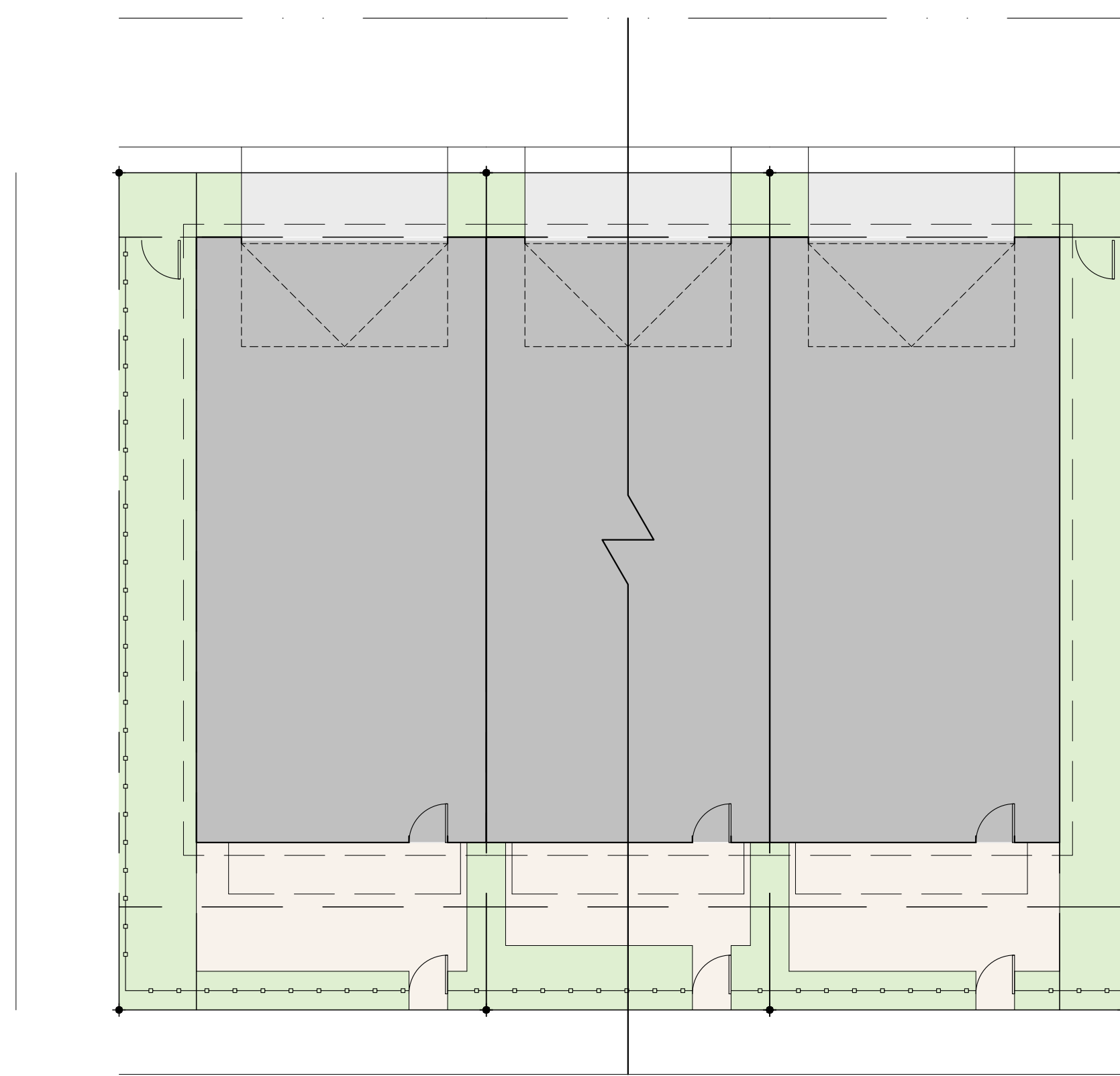
T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 INTERIOR

OCCUPATION: 79.2%
 COVERAGE: 90.0%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 EXTERIOR

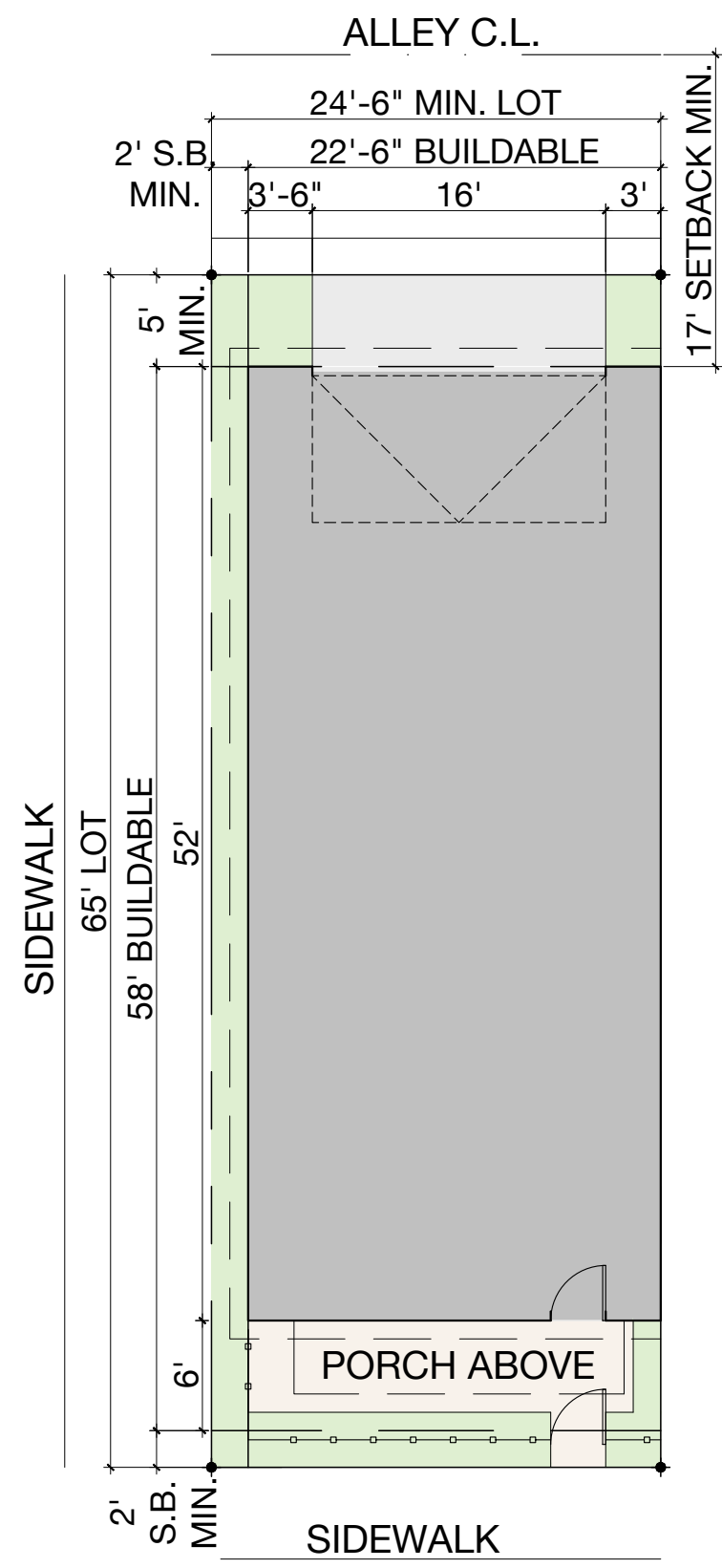
OCCUPATION: 67.4%
 COVERAGE: 79.1%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 TYPICAL GROUPING

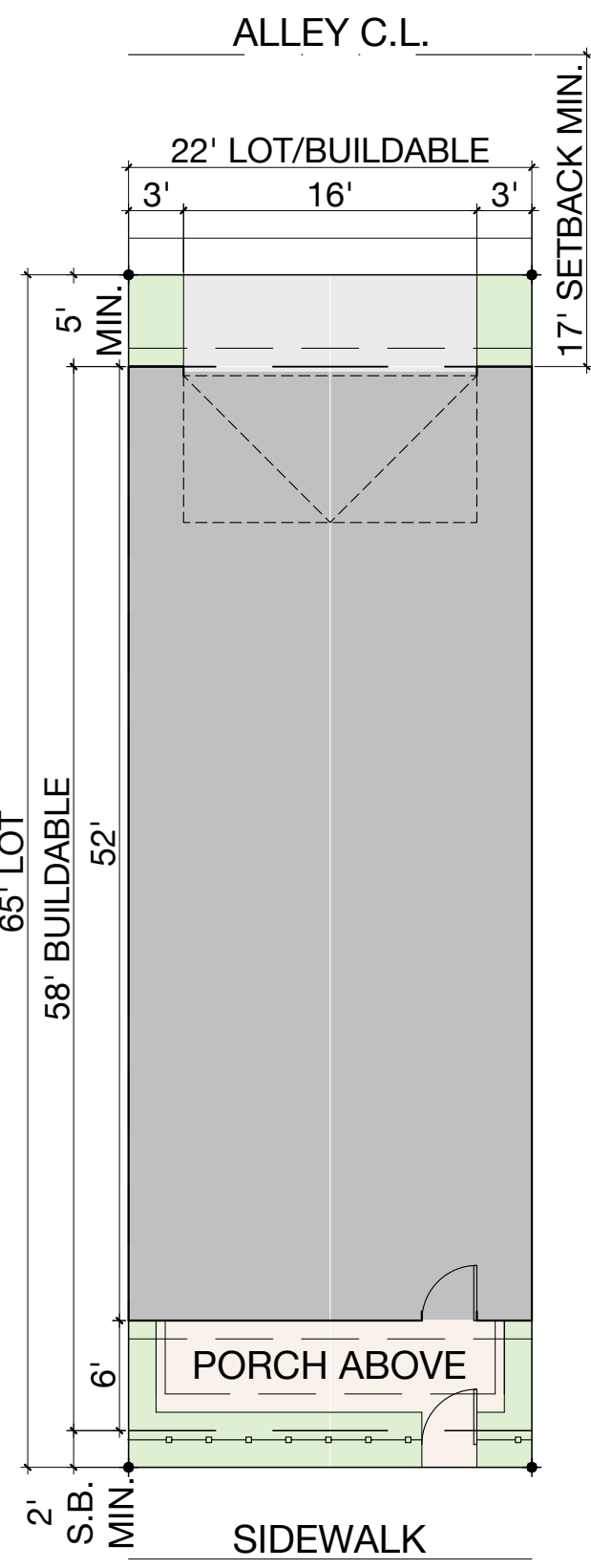


CONCEPT SITE PLAN



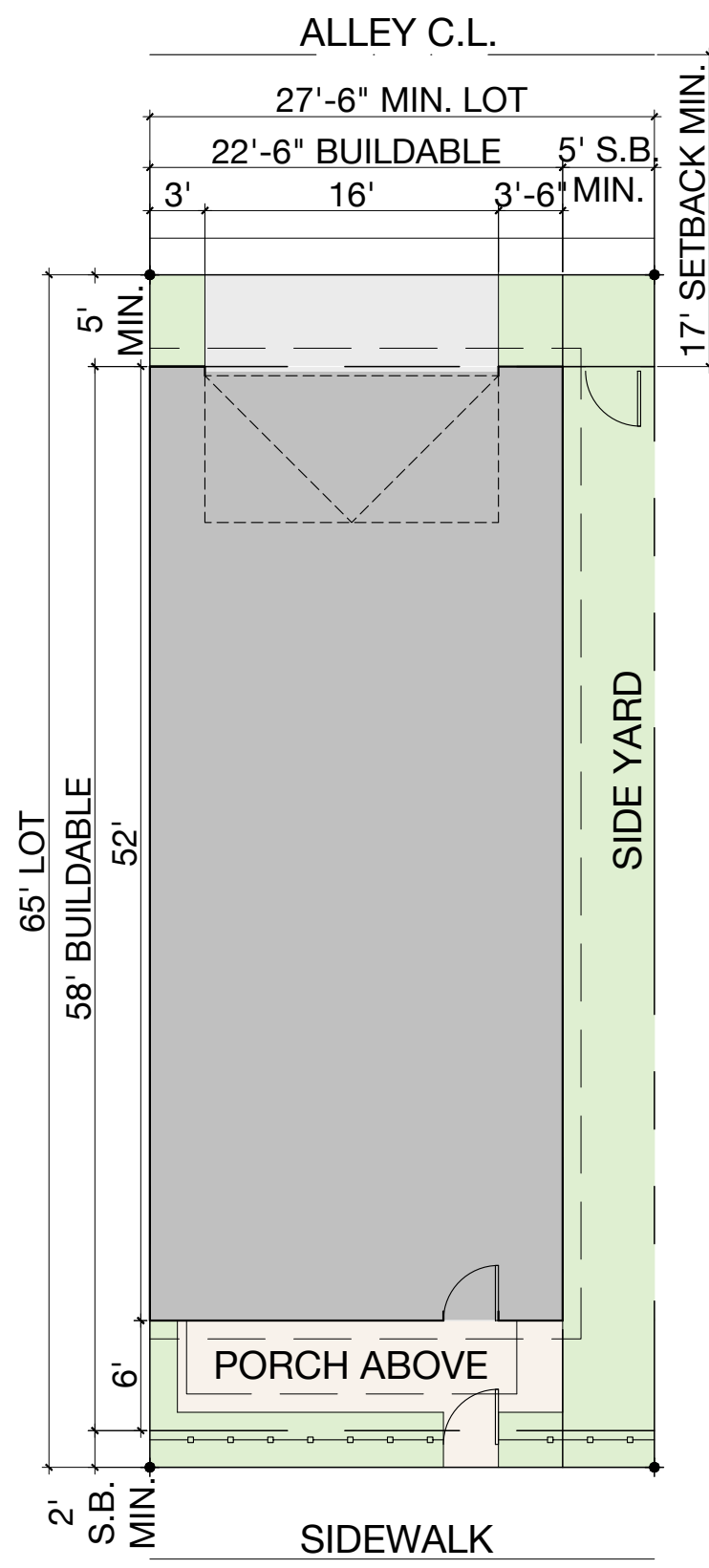
T5
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 EXTERIOR CORNER

OCCUPATION: 83.1%
 COVERAGE: 89.5%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: 100%



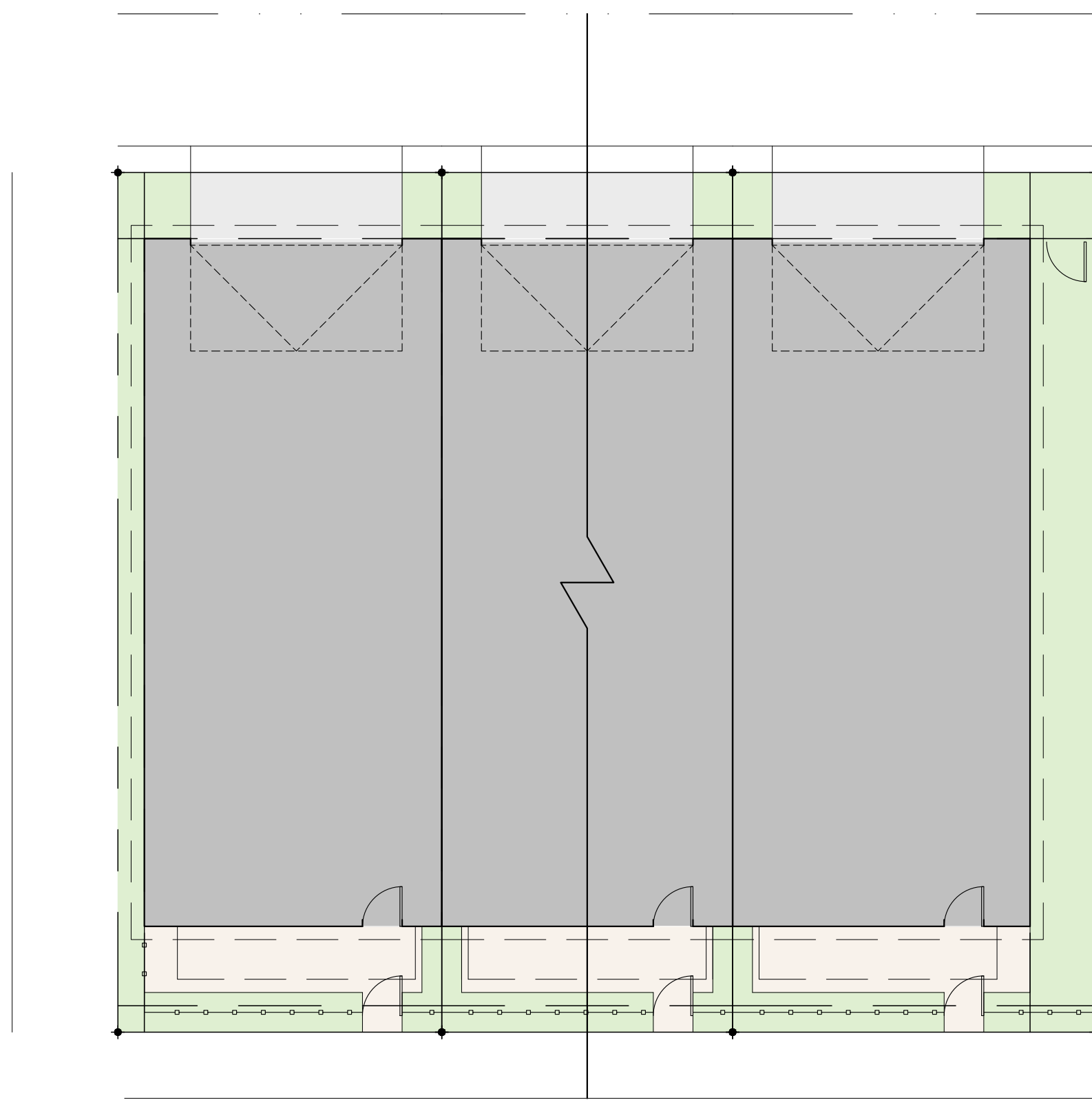
T5
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 INTERIOR

OCCUPATION: 86.9%
 COVERAGE: 93.5%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T5
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 EXTERIOR

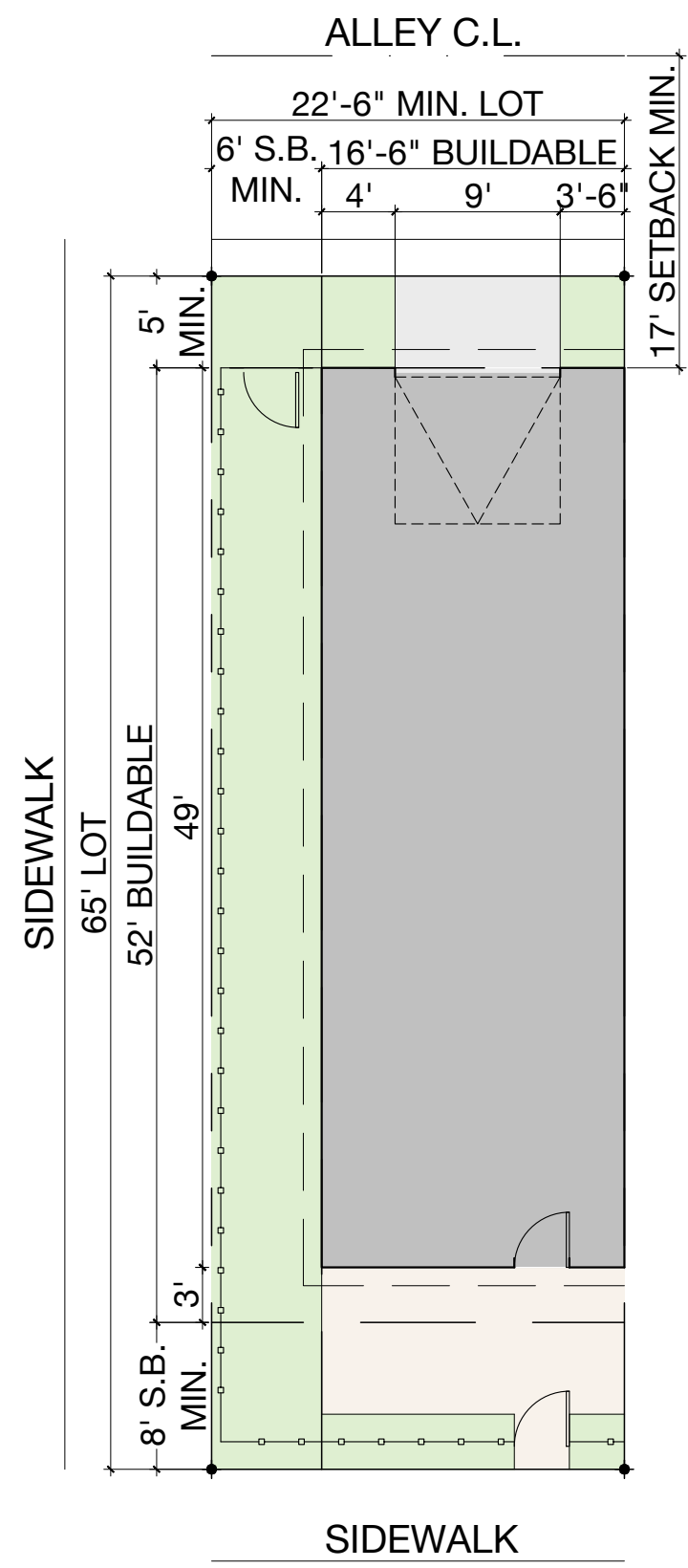
OCCUPATION: 74.0%
 COVERAGE: 79.8%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T5
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH
 TYPICAL GROUPING

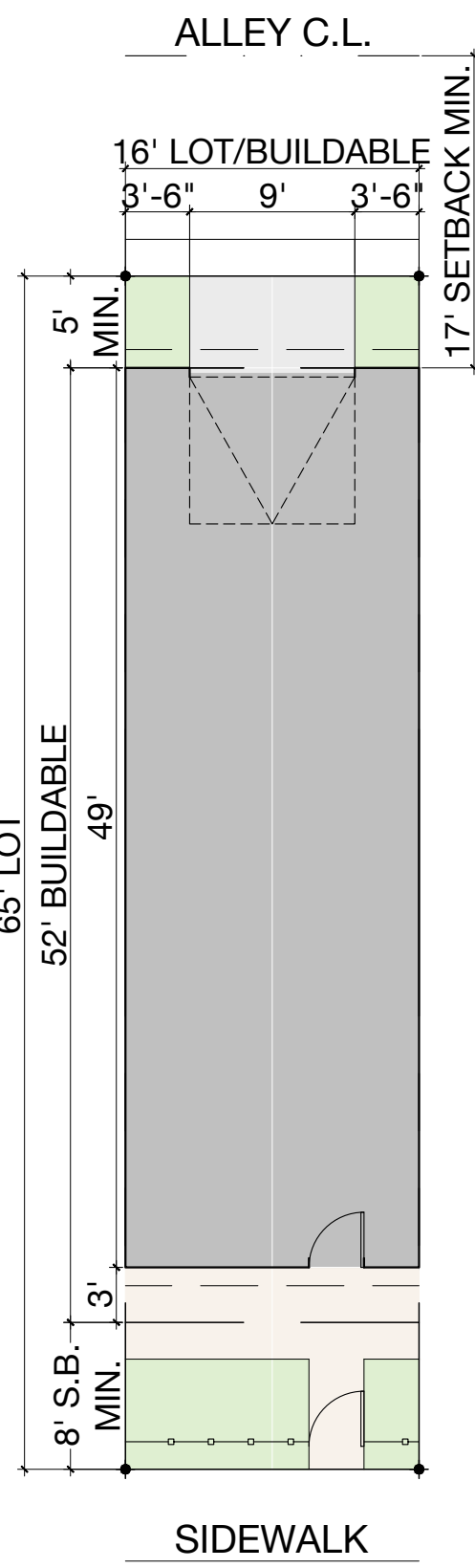


CONCEPT SITE PLAN



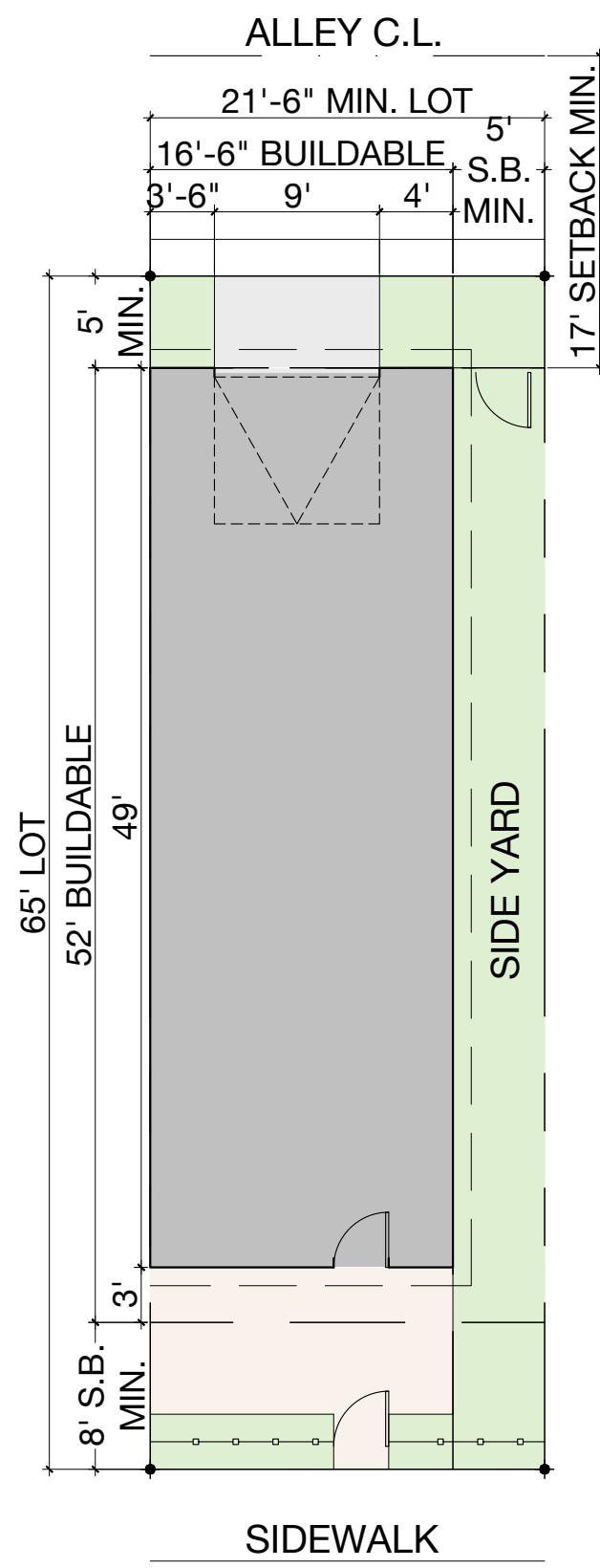
T4
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 EXTERIOR CORNER

OCCUPATION: 61.0%
 COVERAGE: 72.0%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



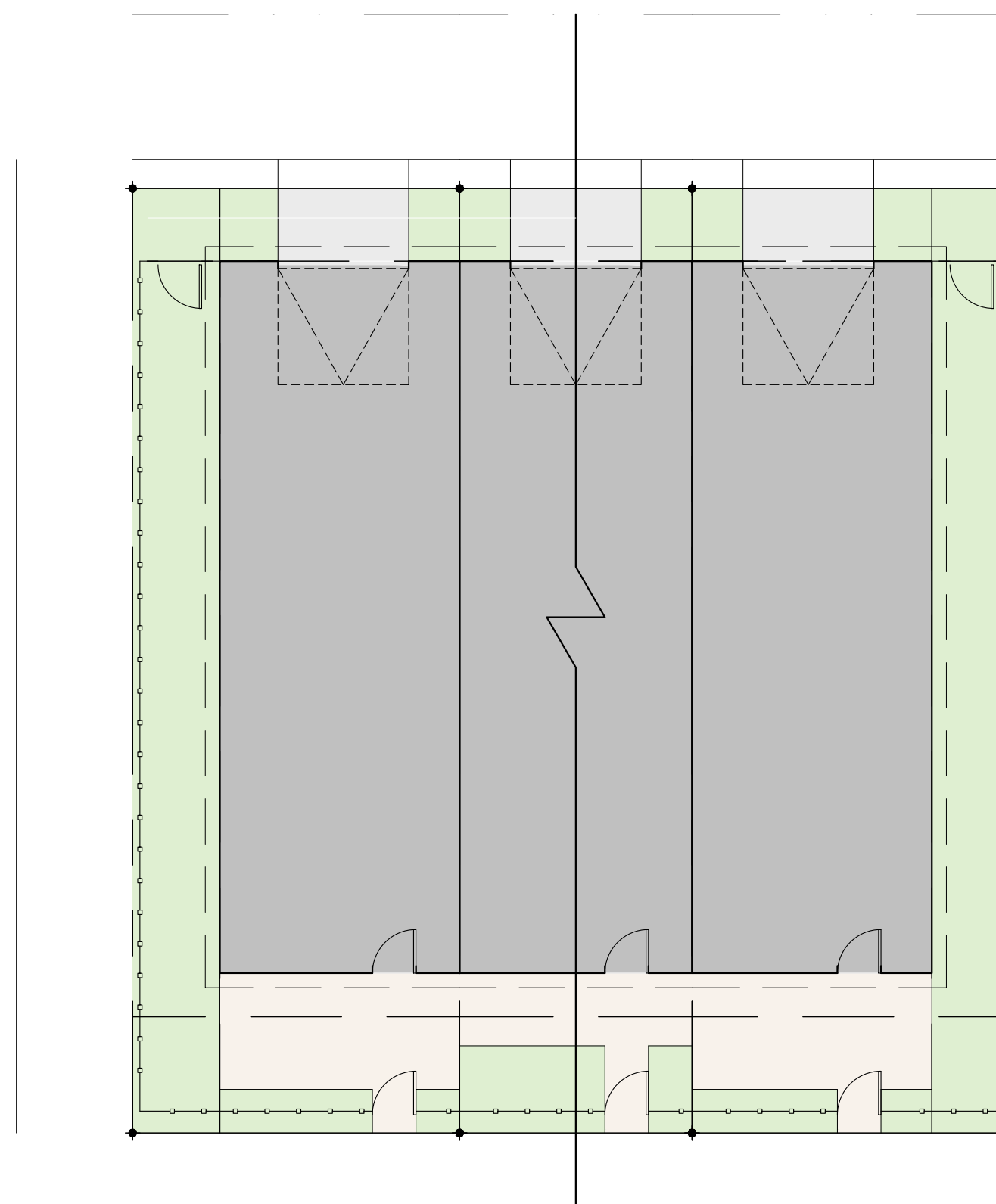
T4
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 INTERIOR

OCCUPATION: 78.5%
 COVERAGE: 89.8%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a

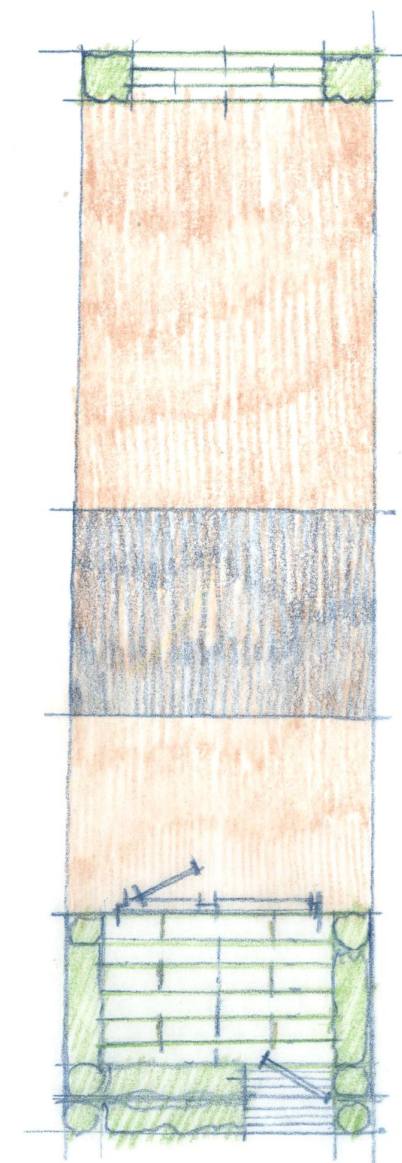


T4
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 EXTERIOR

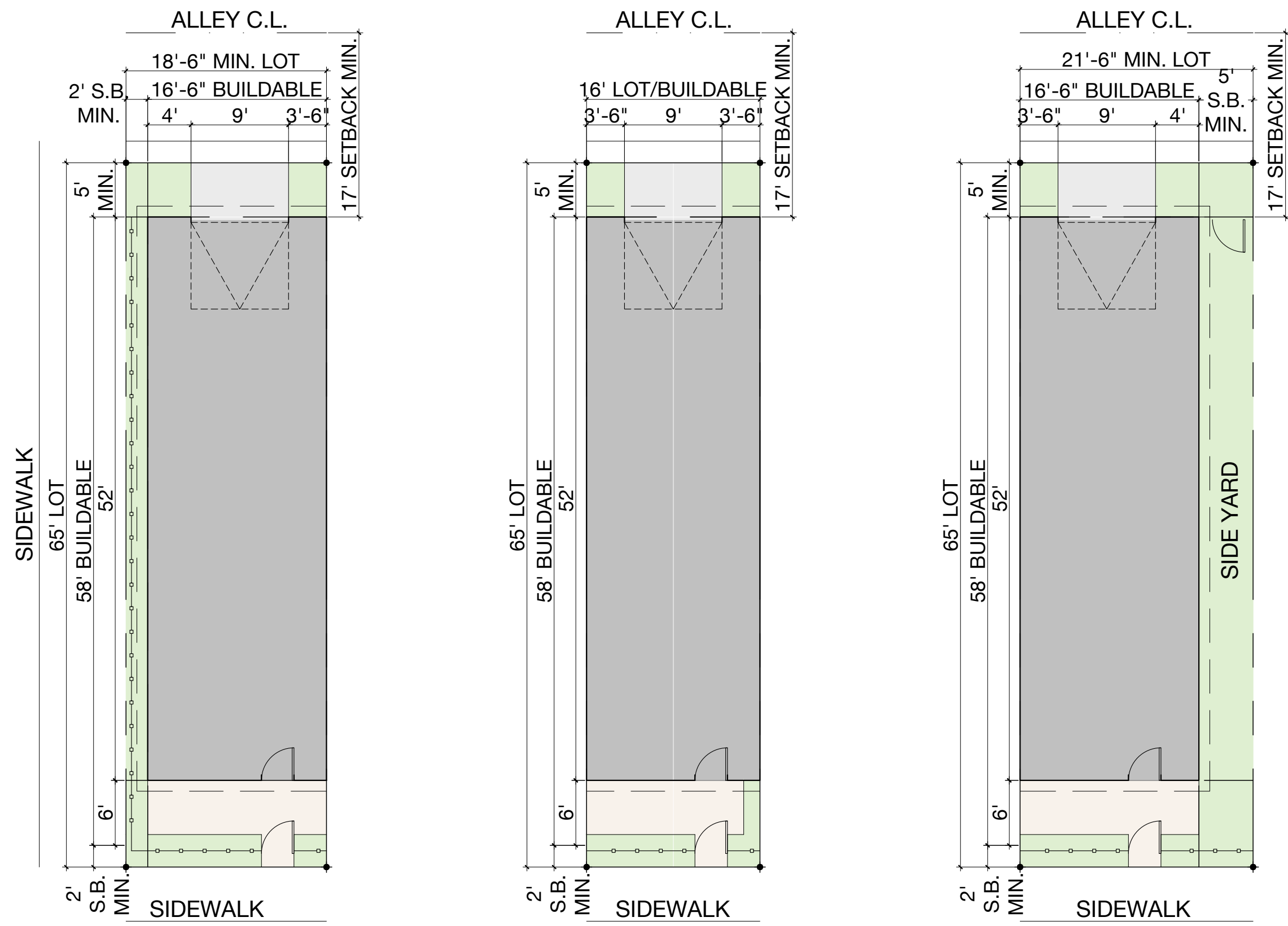
OCCUPATION: 63.9%
 COVERAGE: 75.3%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T4
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 TYPICAL GROUPING



CONCEPT SITE PLAN



T5
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 EXTERIOR CORNER

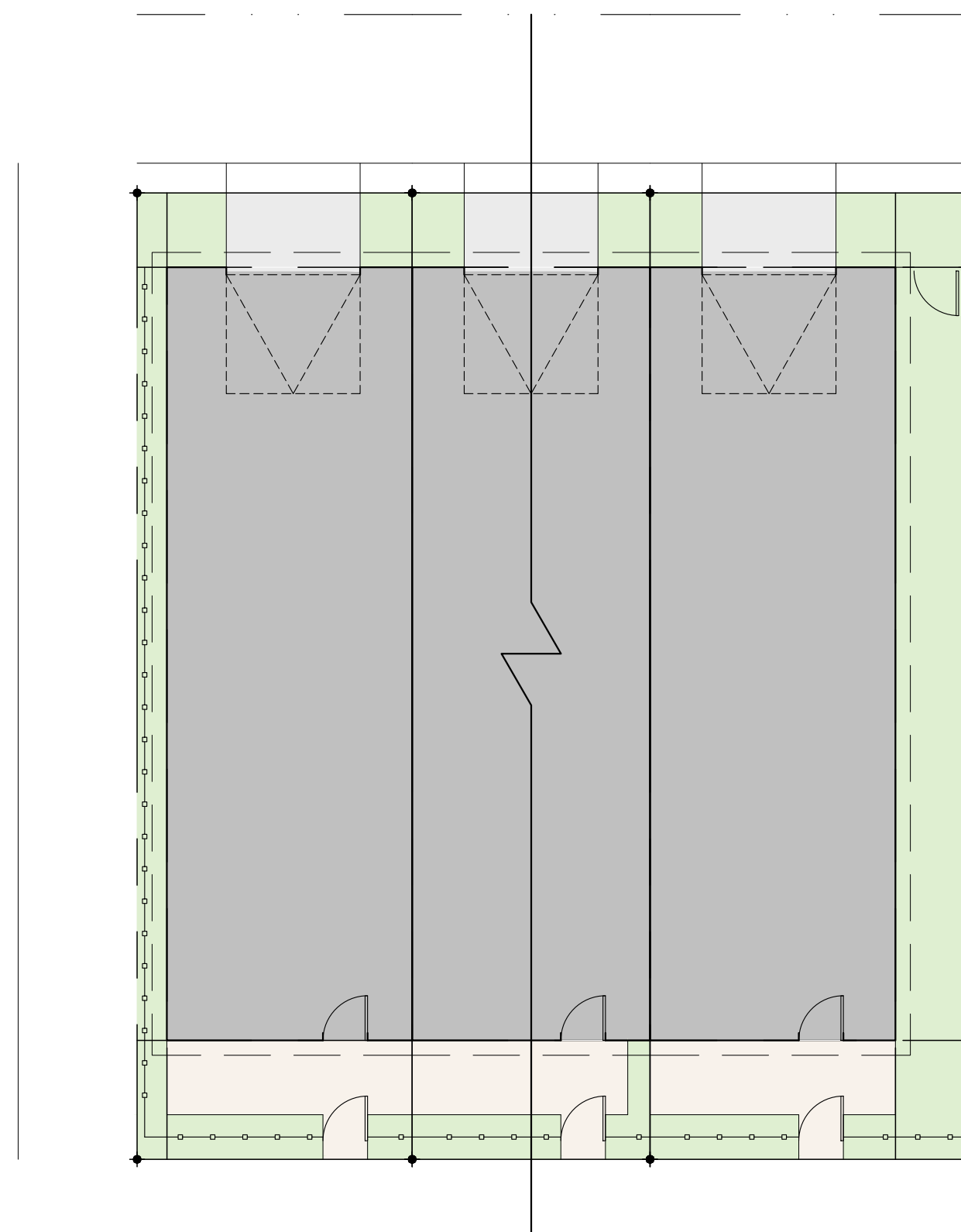
OCCUPATION: 78.6%
 COVERAGE: 87.8%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: 89.7%

T5
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 INTERIOR

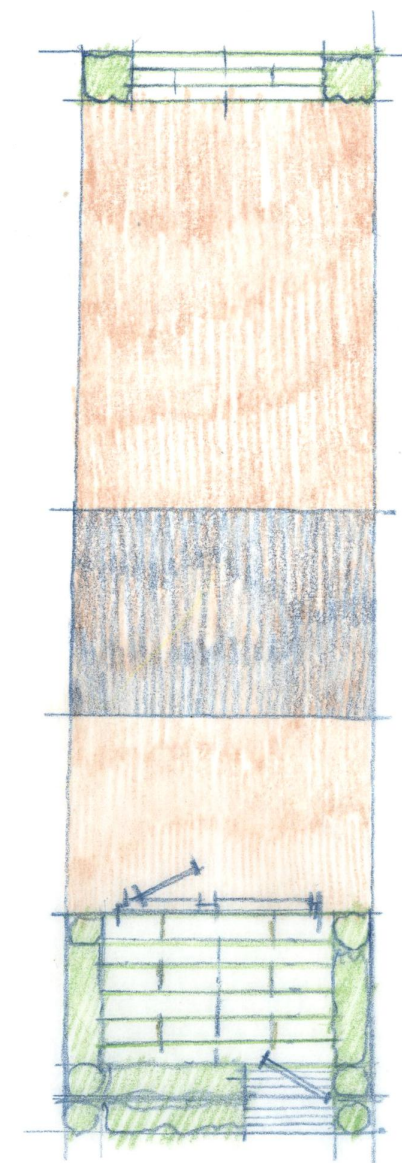
OCCUPATION: 83.1%
 COVERAGE: 93.6%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a

T5
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 EXTERIOR

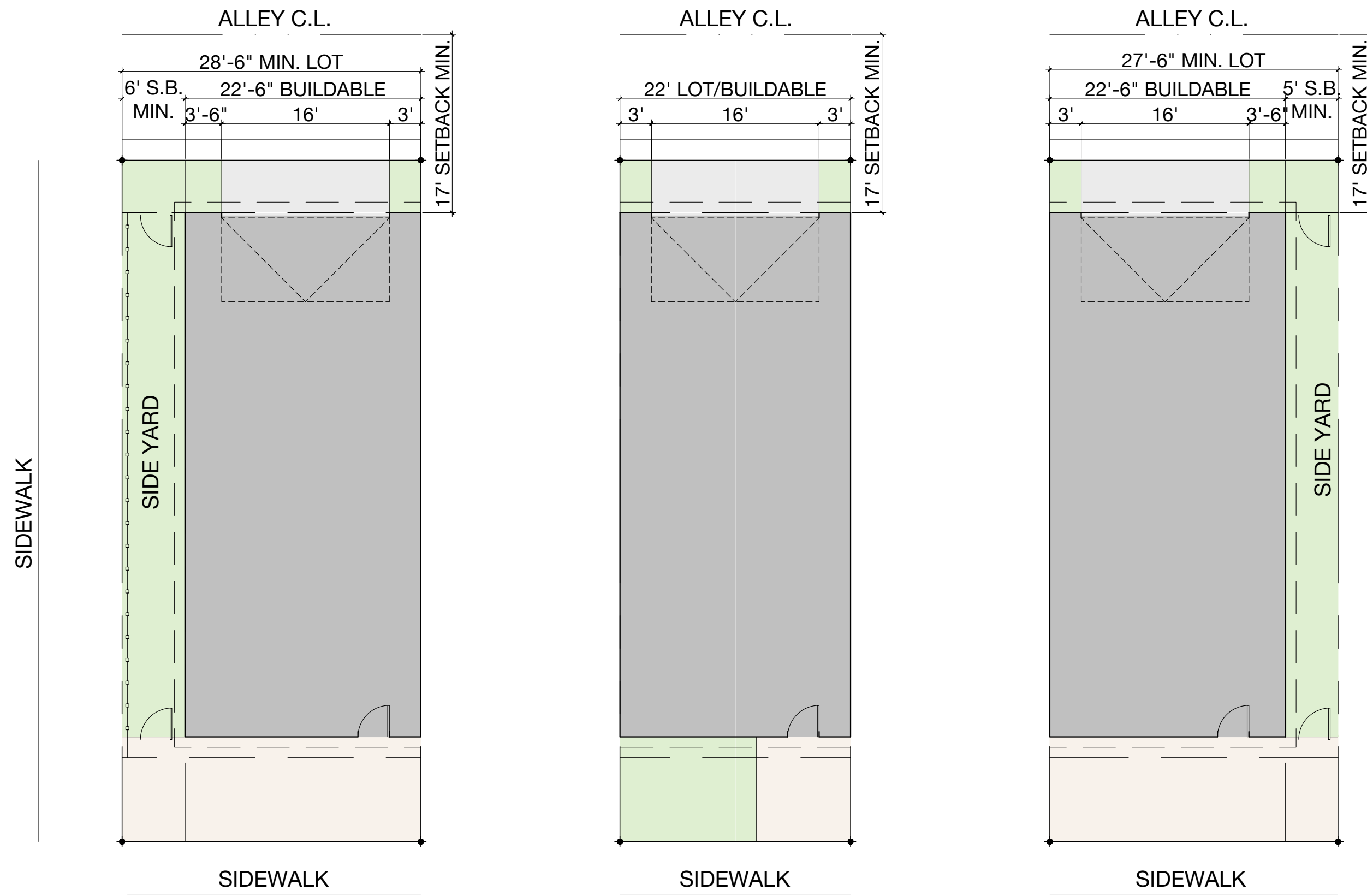
OCCUPATION: 67.6%
 COVERAGE: 75.6%
 F.B. PRIMARY: 100%
 F.B. SECONDARY: n/a



T5
SINGLE FAMILY ATTACHED - 16FT
 COMPACT LENGTH
 TYPICAL GROUPING



CONCEPT SITE PLAN



T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH LIVE/WORK
 EXTERIOR CORNER

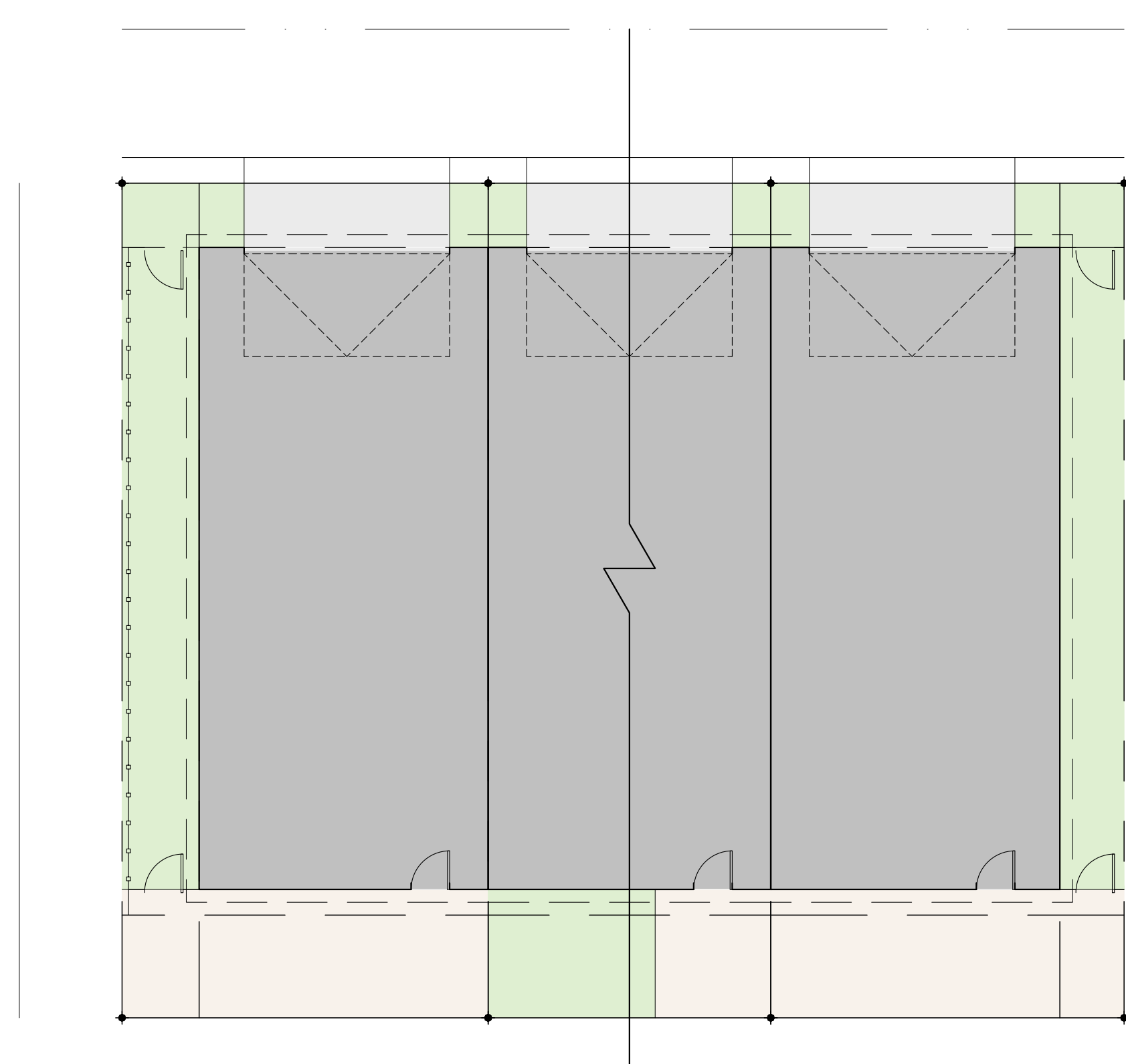
OCCUPATION: 66.0%
 COVERAGE: 83.5%
 F.B.PRIMARY: 100%
 F.B.SECONDARY: n/a

T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH LIVE/WORK
 INTERIOR

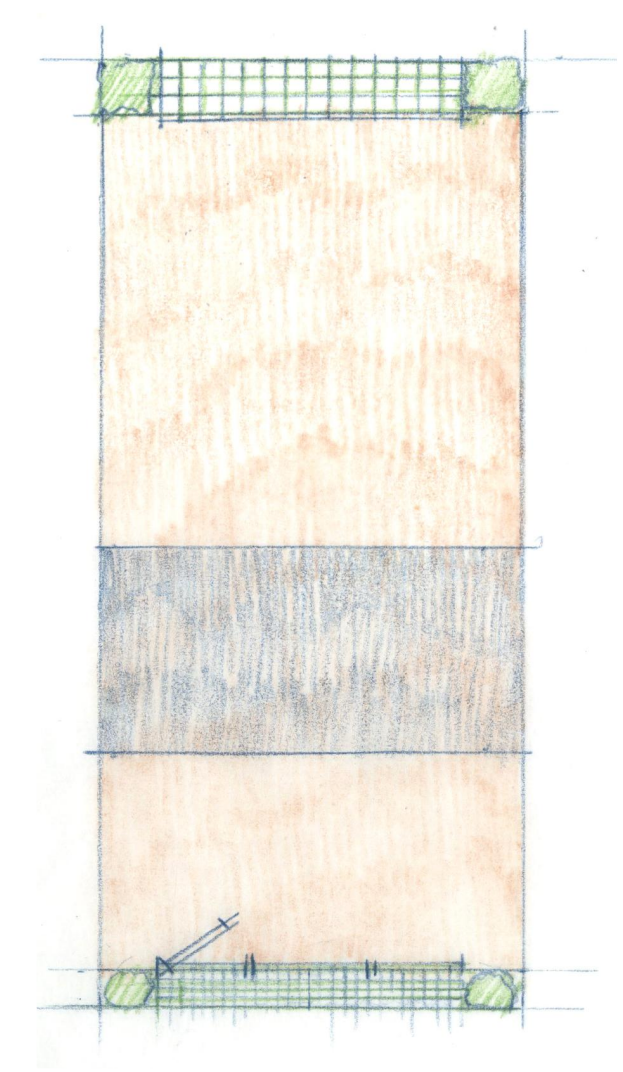
OCCUPATION: 80.0%
 COVERAGE: 90.0%
 F.B.PRIMARY: 100%
 F.B. SECONDARY: n/a

T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH LIVE/WORK
 EXTERIOR

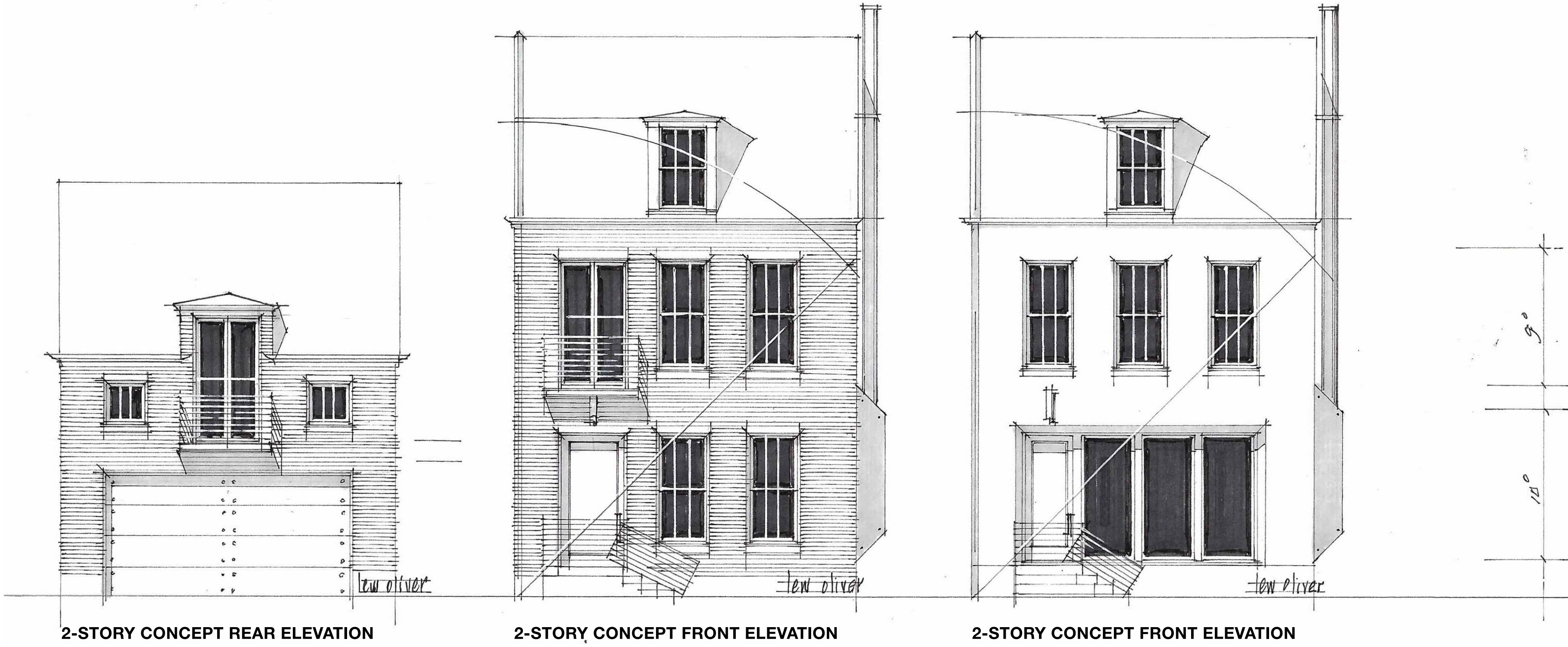
OCCUPATION: 68.4%
 COVERAGE: 86.0%
 F.B.PRIMARY: 100%
 F.B.SECONDARY: n/a



T4
SINGLE FAMILY ATTACHED - 22FT
 COMPACT LENGTH LIVE/WORK
 TYPICAL GROUPING



CONCEPT SITE PLAN



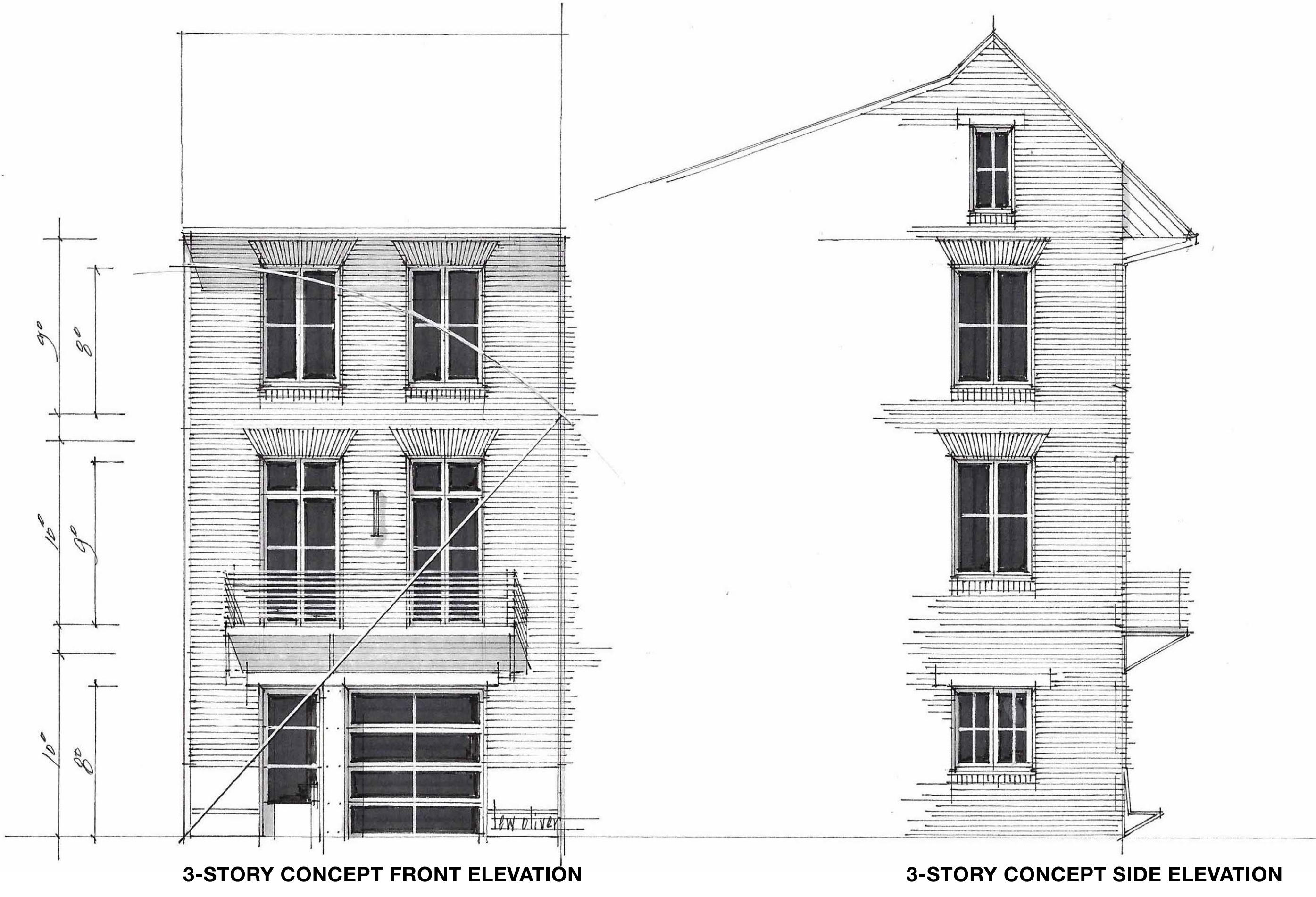
2-STORY CONCEPT REAR ELEVATION

2-STORY CONCEPT FRONT ELEVATION

2-STORY CONCEPT FRONT ELEVATION



2-STORY CONCEPT SIDE ELEVATION



3-STORY CONCEPT FRONT ELEVATION

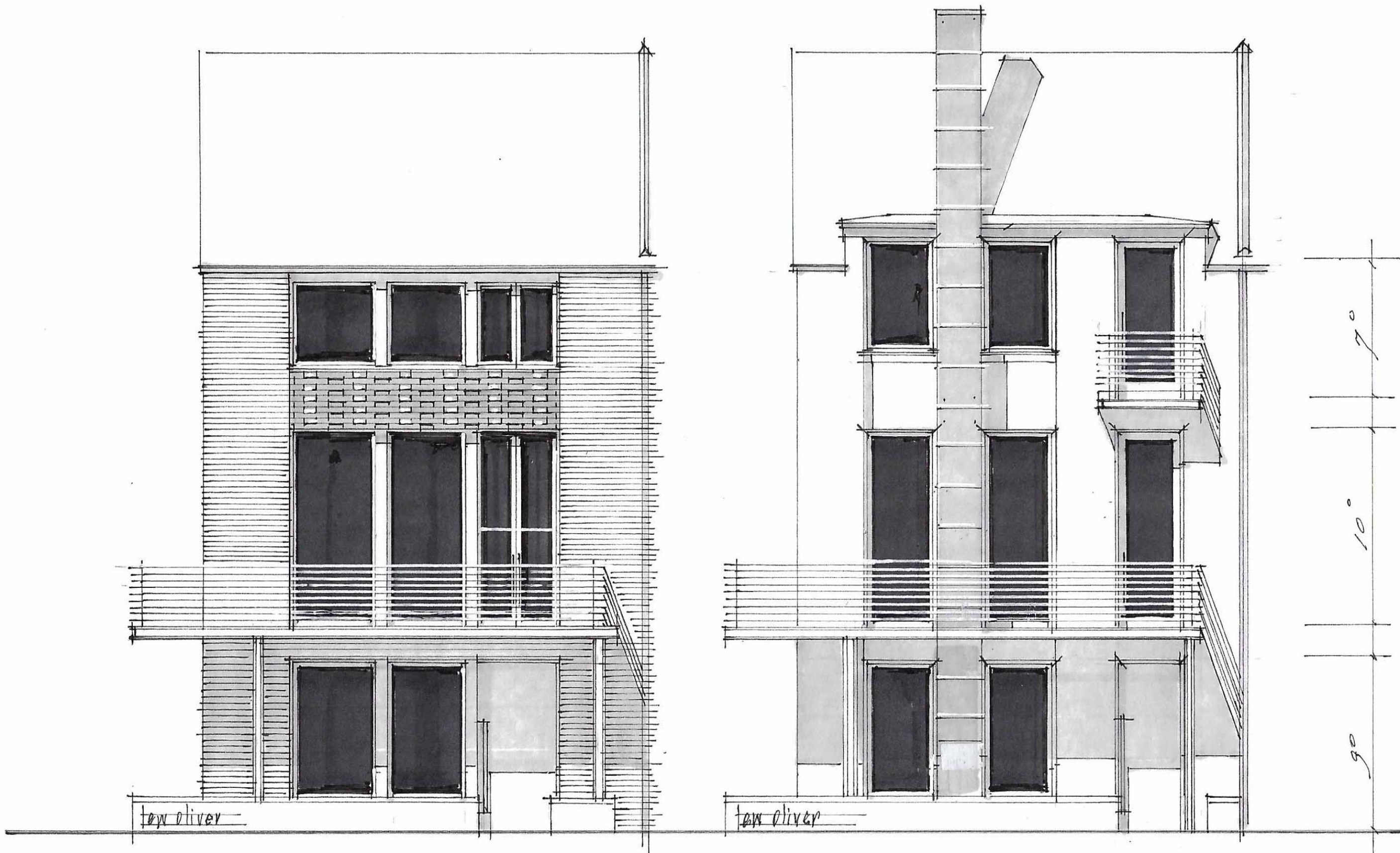
3-STORY CONCEPT SIDE ELEVATION



PROJECT NAME
Montava
 PROJECT NUMBER
1725
 PROJECT LOCATION
Ft Collins, CO

MAP
Phase D Lot - SFA Elevations
 ID
 DATE
3/13/2024

ORIENTATION SCALE
 The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.



3-STORY CONCEPT FRONT ELEVATION

3-STORY CONCEPT FRONT ELEVATION



3-STORY CONCEPT SIDE ELEVATION



3-STORY CONCEPT FRONT ELEVATION

3-STORY CONCEPT SIDE ELEVATION

DPZ
CODESIGN

PROJECT NAME
Montava

PROJECT NUMBER
1725

PROJECT LOCATION
Ft Collins, CO

MAP
Phase D Lot - SFA Elevations

ID

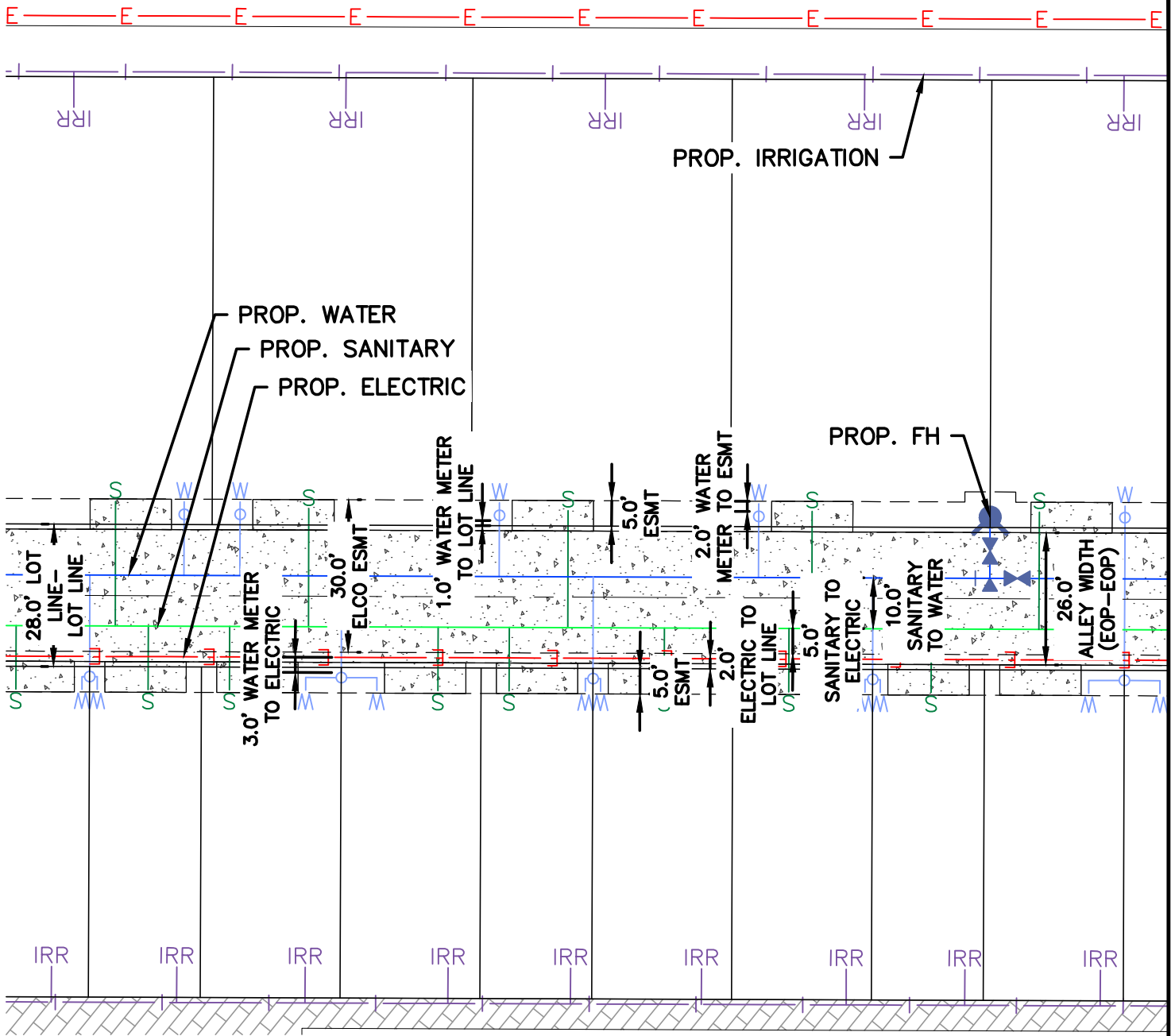
DATE
3/13/2024

ORIENTATION SCALE

The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.

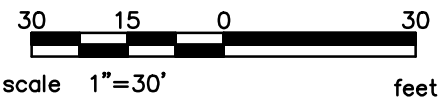
MONTAVA PHASE D

PHASE D ALLEY UTILIITY EXHIBIT



K:\1230\0009\05 Drawings\Exhibits\PDR 28' Alley Utility Detail

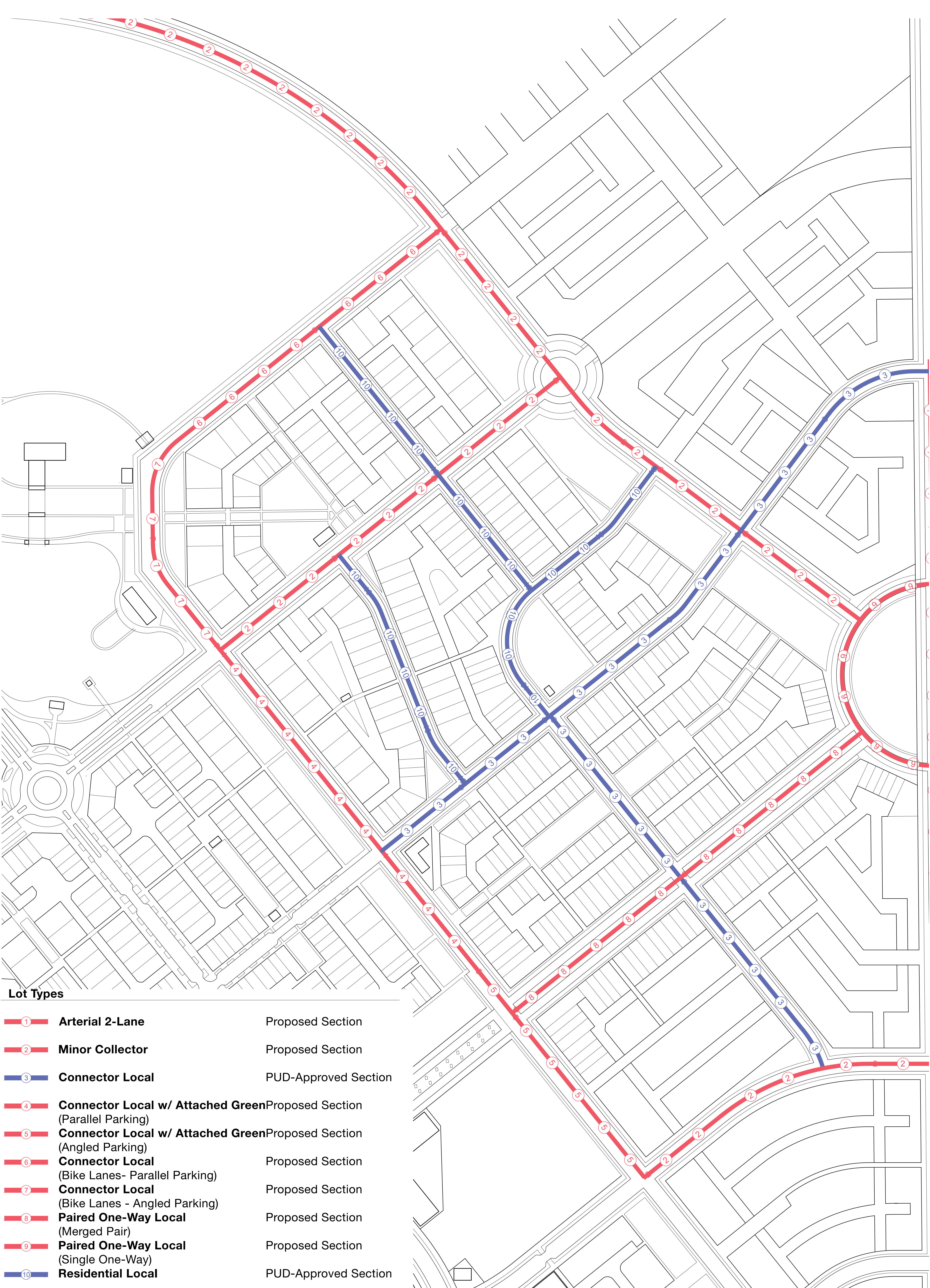
DATE: MARCH 13, 2024
 JOB NO. 1230.0009.00
 SHEET 1 OF 1



TST TST, INC. CONSULTING ENGINEERS



748 Whalers Way, Suite 200
 Fort Collins, Colorado
 Phone: 970.226.0557



Lot Types

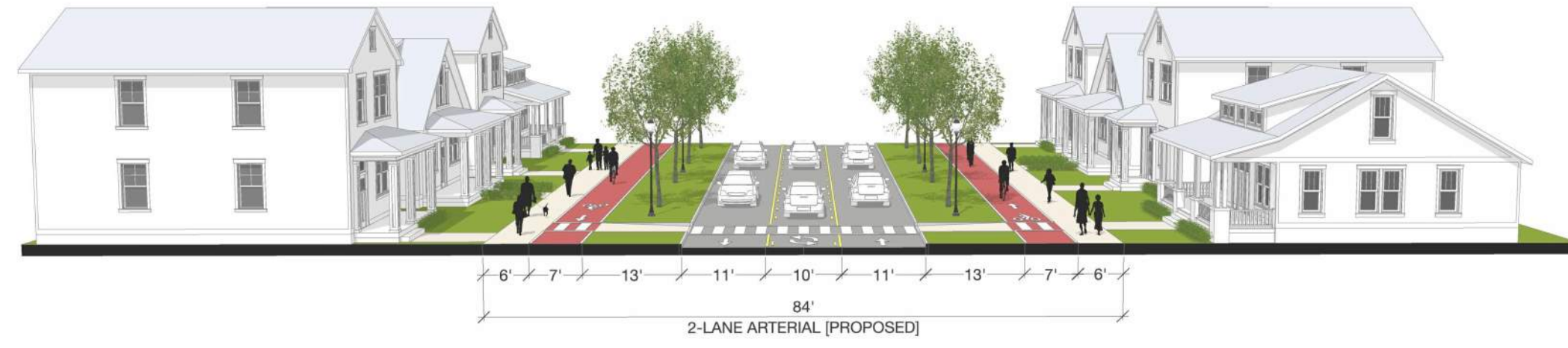
	Arterial 2-Lane	Proposed Section
	Minor Collector	Proposed Section
	Connector Local	PUD-Approved Section
	Connector Local w/ Attached Green (Parallel Parking)	Proposed Section
	Connector Local w/ Attached Green (Angled Parking)	Proposed Section
	Connector Local (Bike Lanes- Parallel Parking)	Proposed Section
	Connector Local (Bike Lanes - Angled Parking)	Proposed Section
	Paired One-Way Local (Merged Pair)	Proposed Section
	Paired One-Way Local (Single One-Way)	Proposed Section
	Residential Local	PUD-Approved Section

	PROJECT NAME Montava	MAP Phase D Thoroughfares	ORIENTATION 	SCALE
	PROJECT NUMBER 1725	PROJECT LOCATION Ft Collins, CO	ID 	DATE 3/6/2024

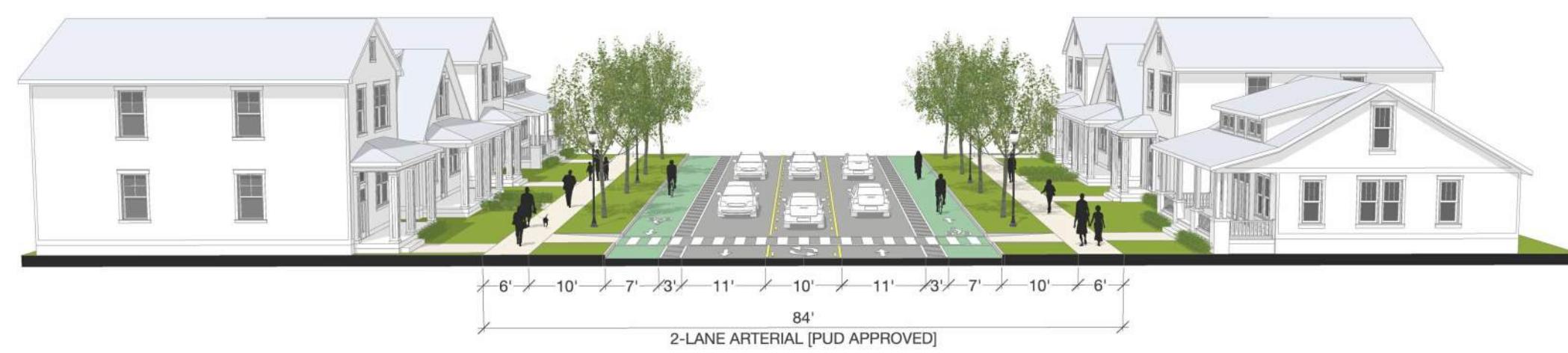
The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.



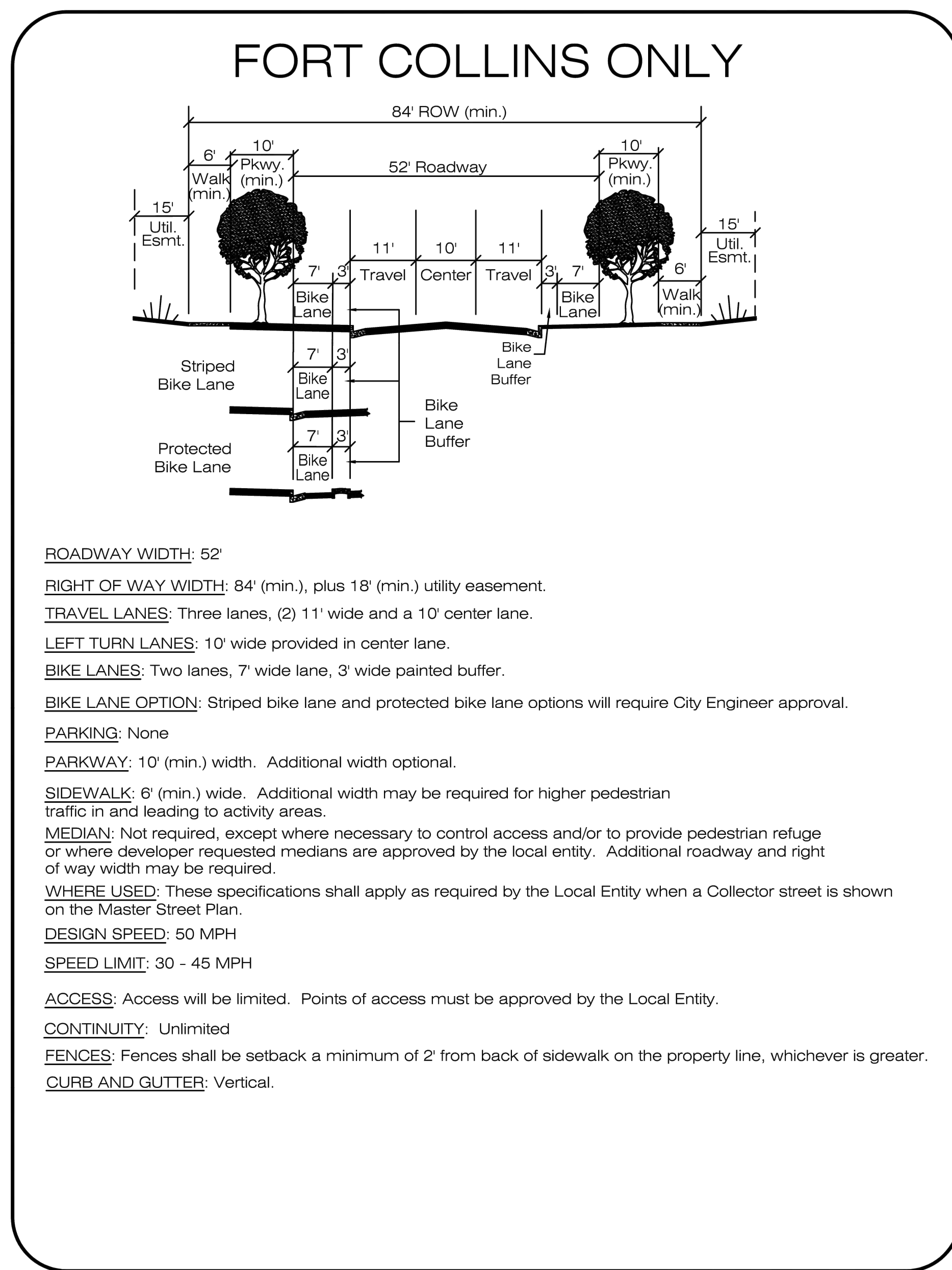
**Arterial 2-Lane
Proposed Section**



PUD-Approved Engineering Variance Section



LCUASS Section



2-LANE ARTERIAL STREET			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	

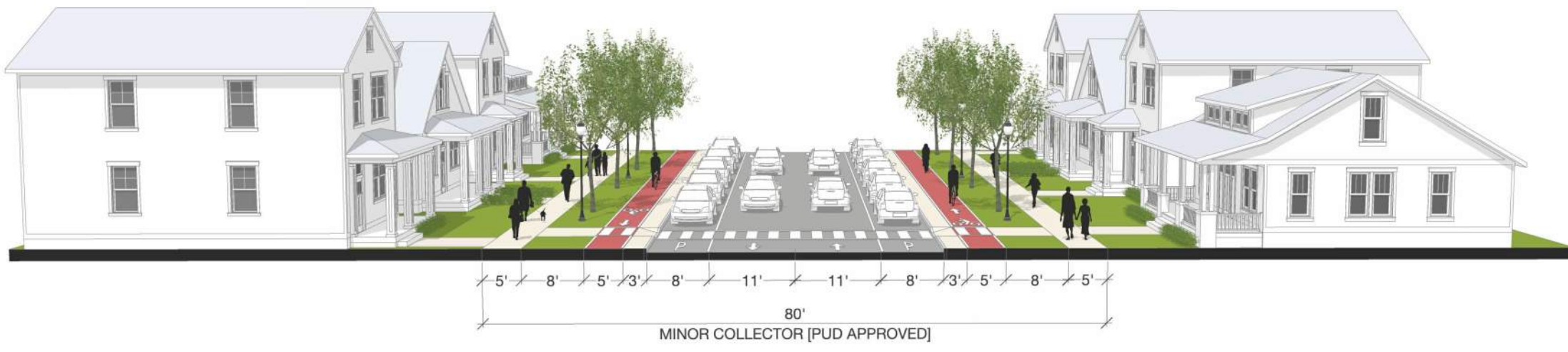
Minor Collector
Proposed Section (T3)



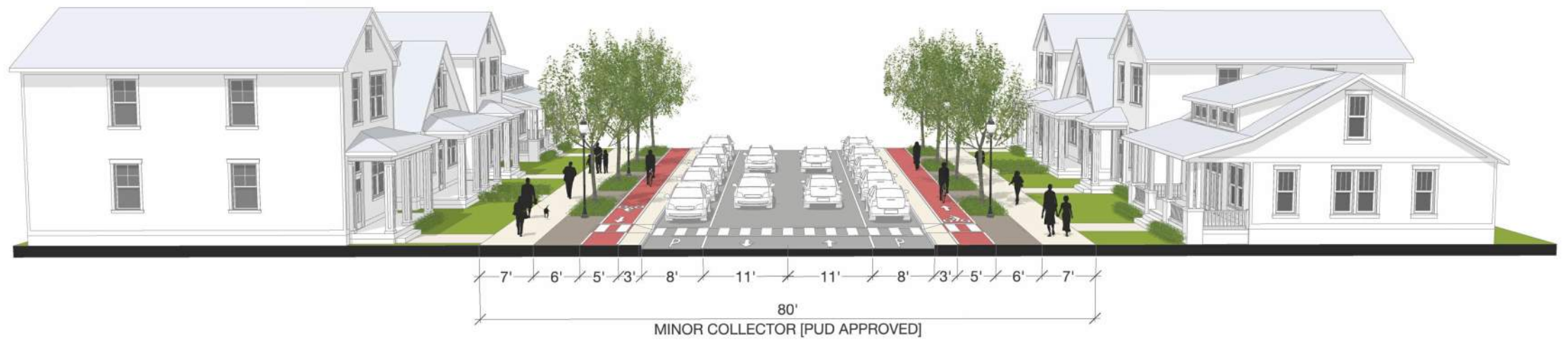
Proposed Section (T4/T5)



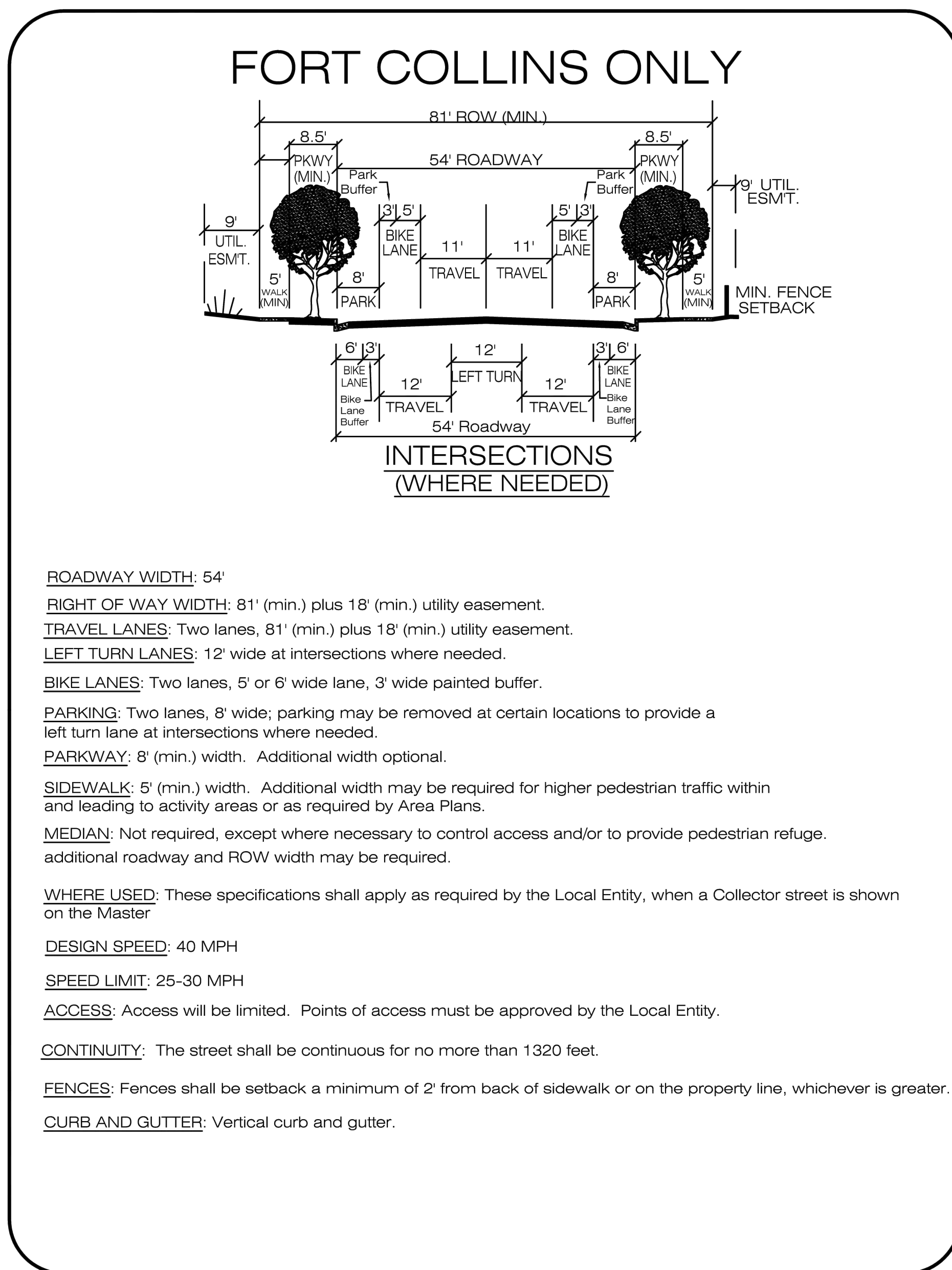
PUD-Approved Engineering Variance Section (T3)



PUD-Approved Engineering Variance Section (T4/T5)

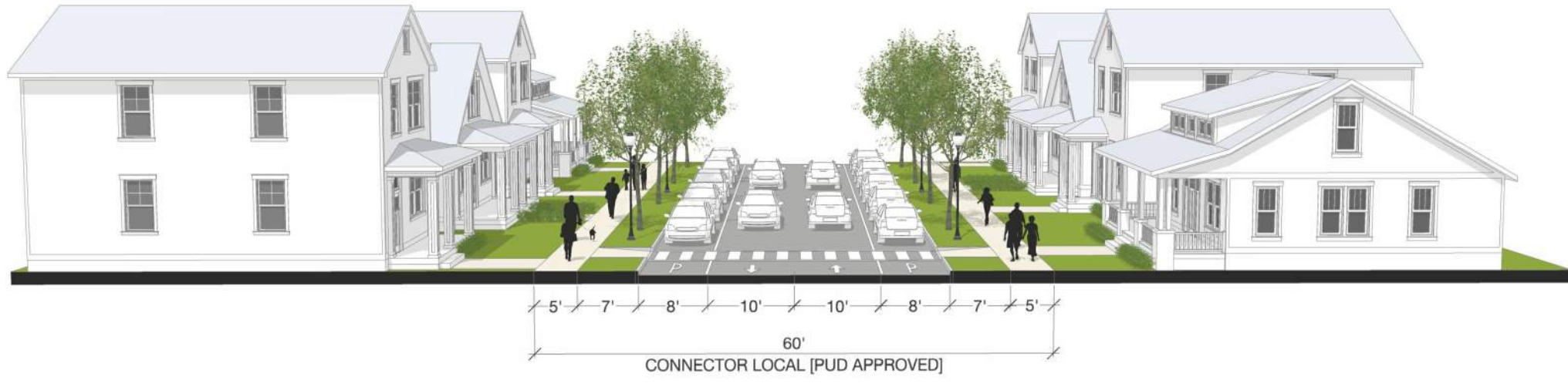


LCUASS Section



COLLECTOR – WITH PARKING			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	

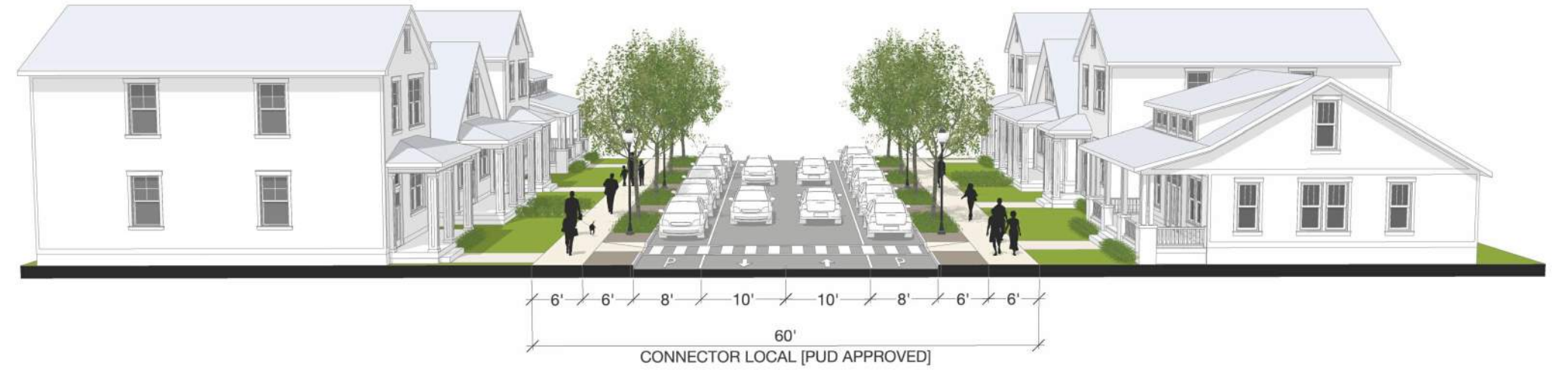
Connector Local
Proposed Section (T3)



PUD-Approved Engineering Variance Section (T3)

[Identical to the above]

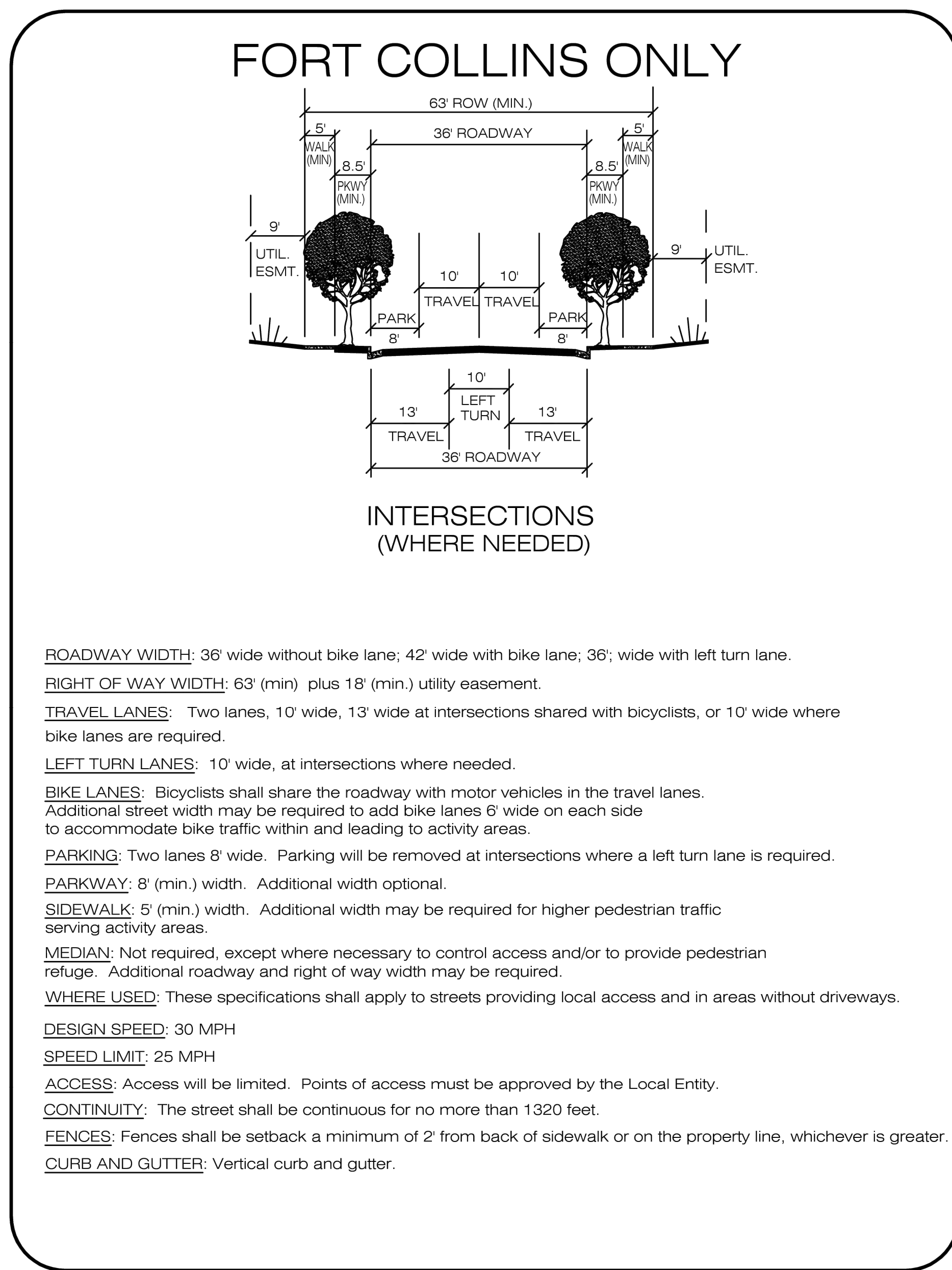
Proposed Section (T4/T5)



PUD-Approved Engineering Variance Section (T4/T5)

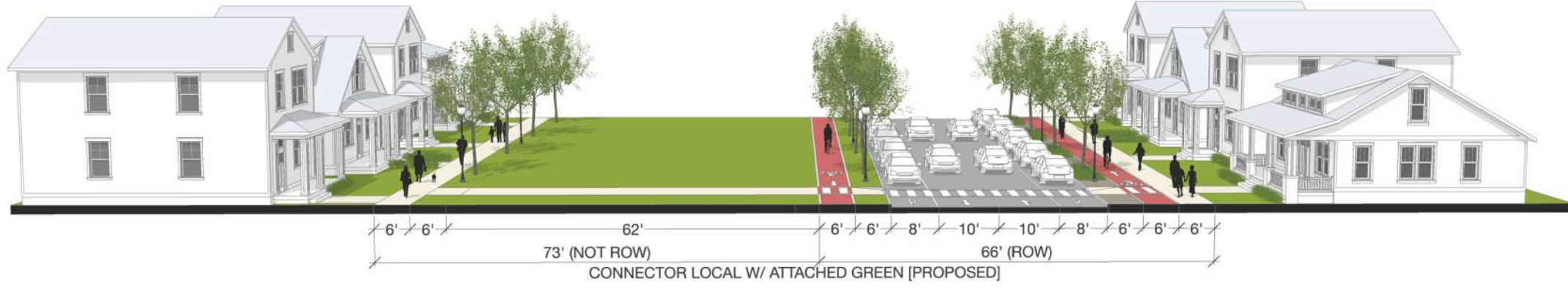
[Identical to the above]

LCUASS Section



CONNECTOR LOCAL STREET			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	

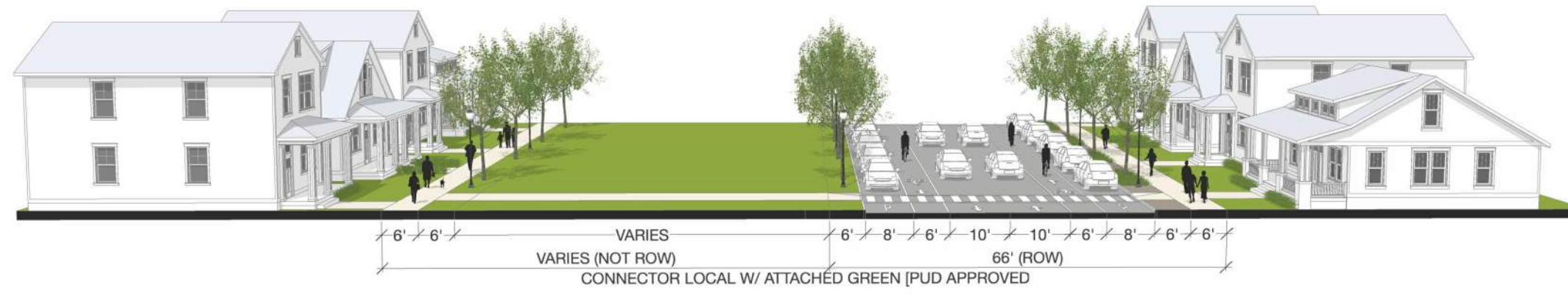
4
Connector Local w/ Attached Green
 Proposed Section (Parallel Parking)



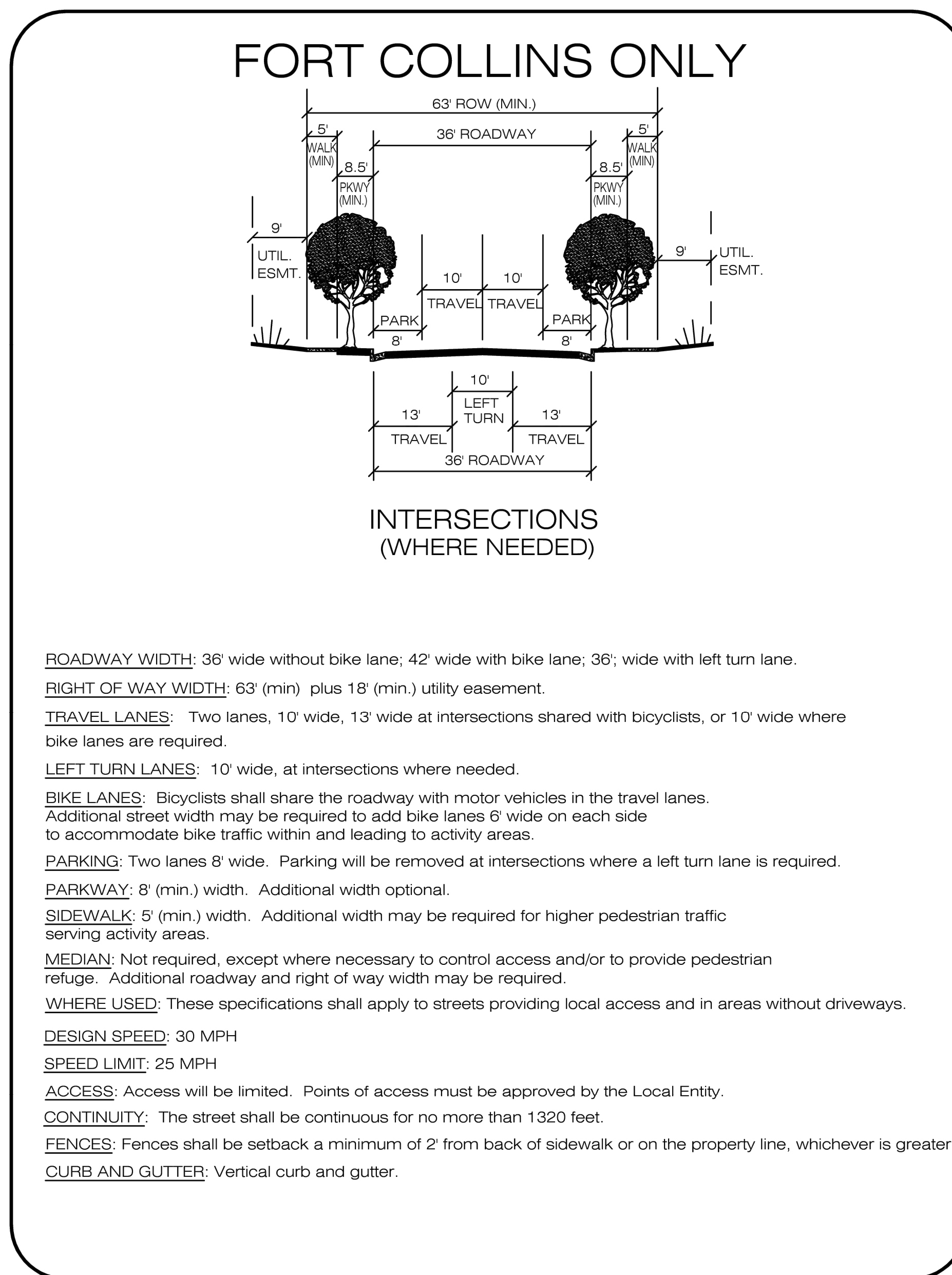
5
Connector Local w/ Attached Green
 Proposed Section (Angled Parking)



PUD-Approved Engineering Variance Section



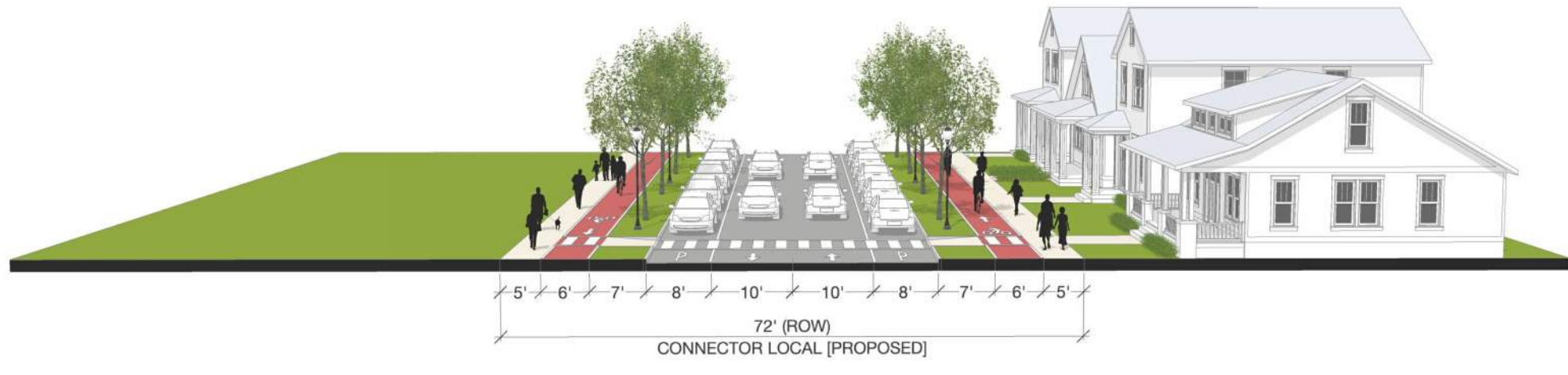
LCUASS Section



CONNECTOR LOCAL STREET			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	

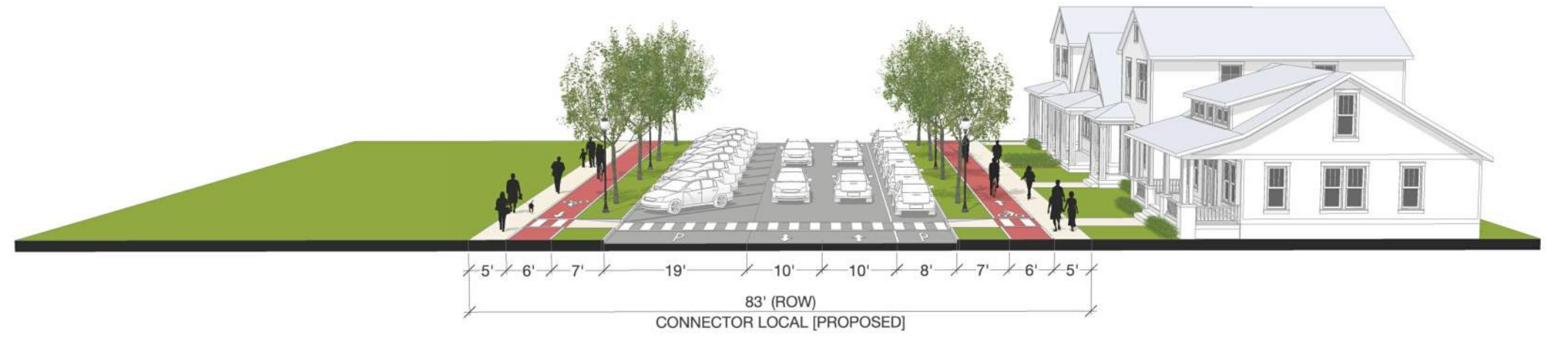
6

Connector Local w/ Bike Lanes
Proposed Section (Parallel Parking)

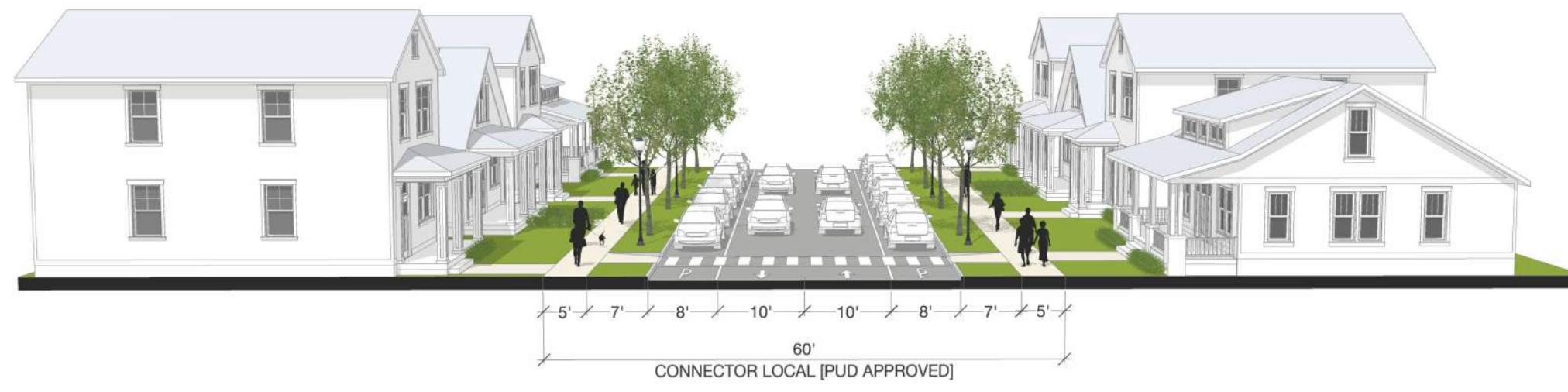


7

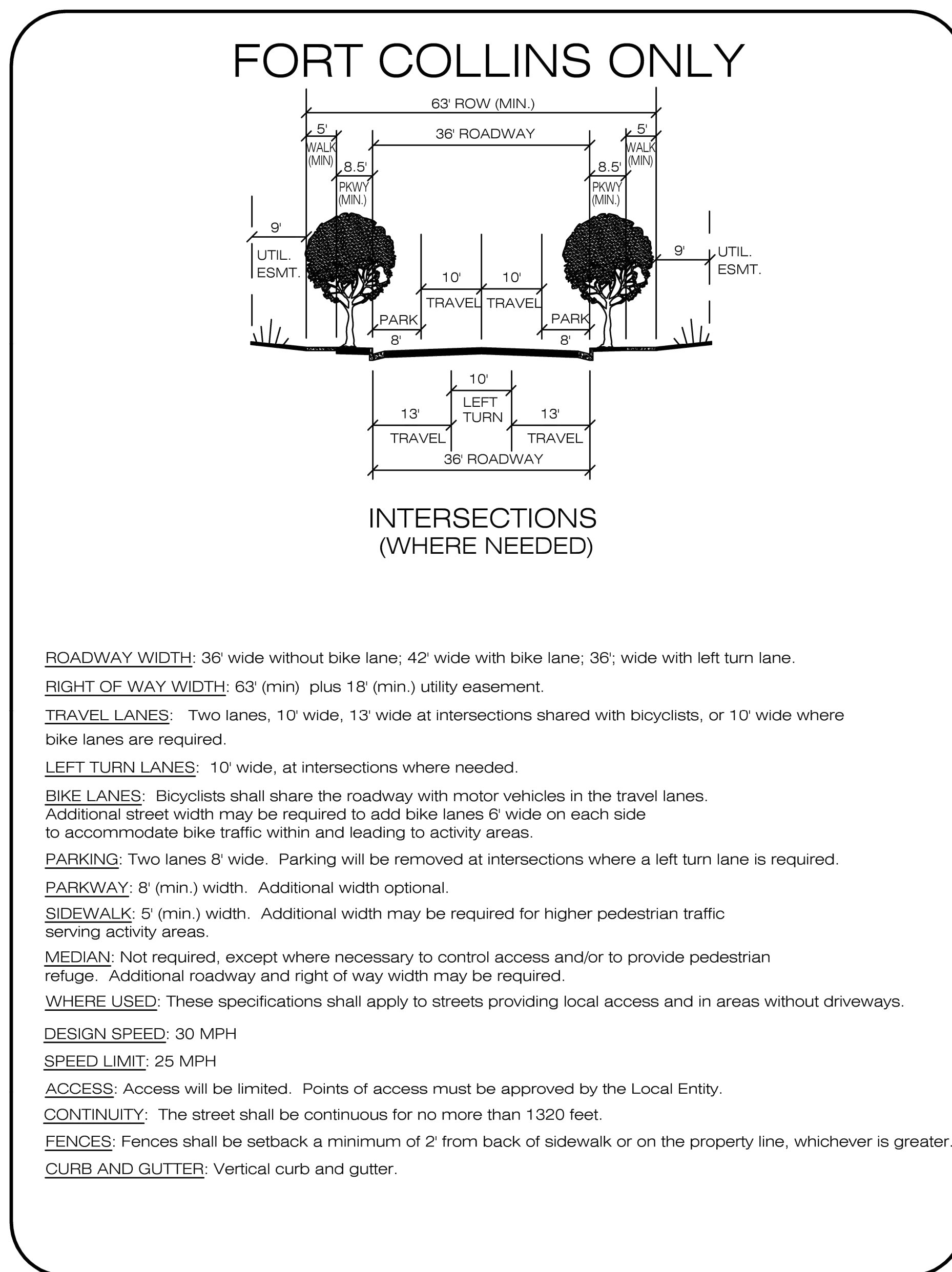
Connector Local w/ Bike Lanes
Proposed Section (Angled Parking)



PUD-Approved Engineering Variance Section

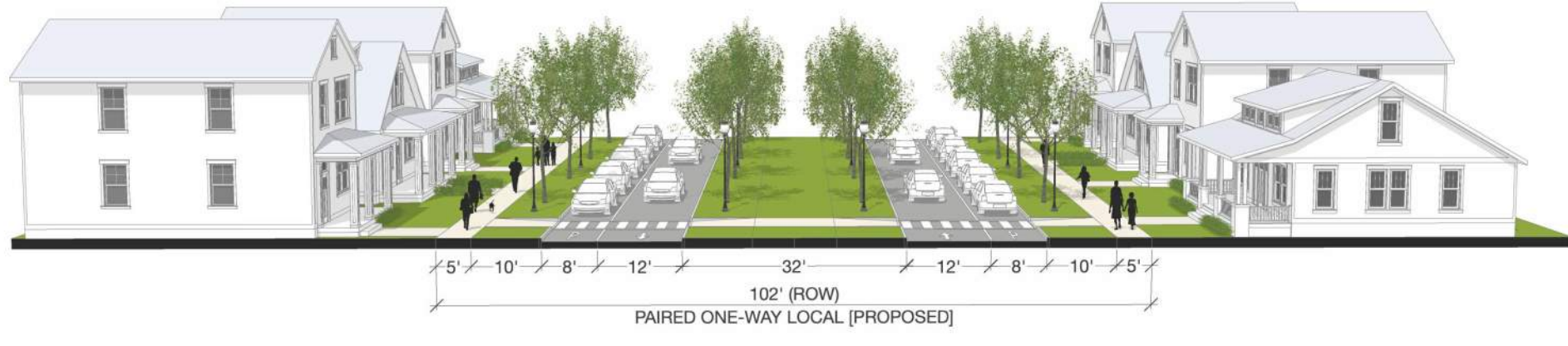


LCUASS Section

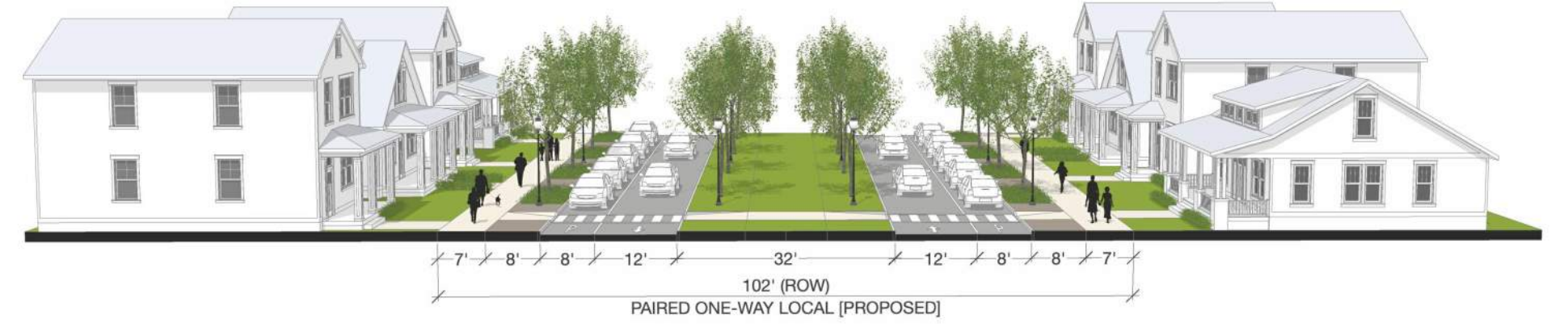


CONNECTOR LOCAL STREET			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	

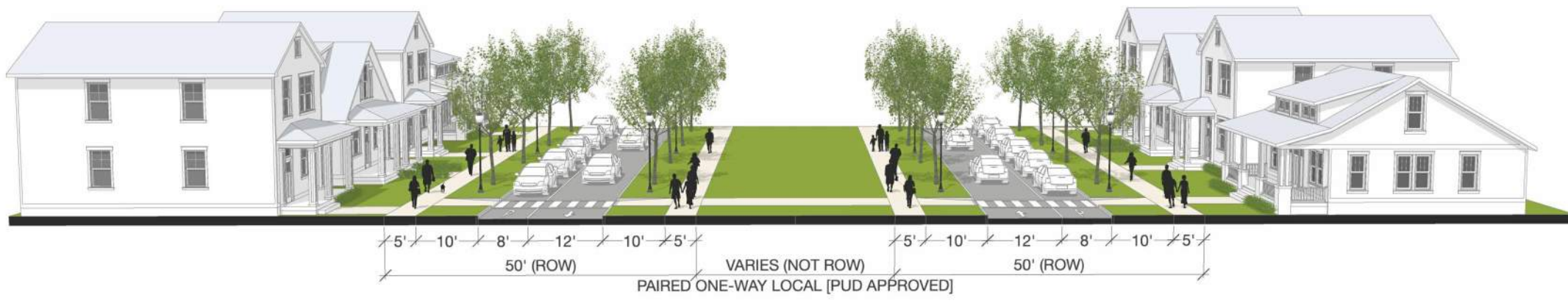
**Paired One-Way Local (Merged Pair)
Proposed Section (T4)**



Proposed Section (T5)



PUD-Approved Engineering Variance Section (T4)

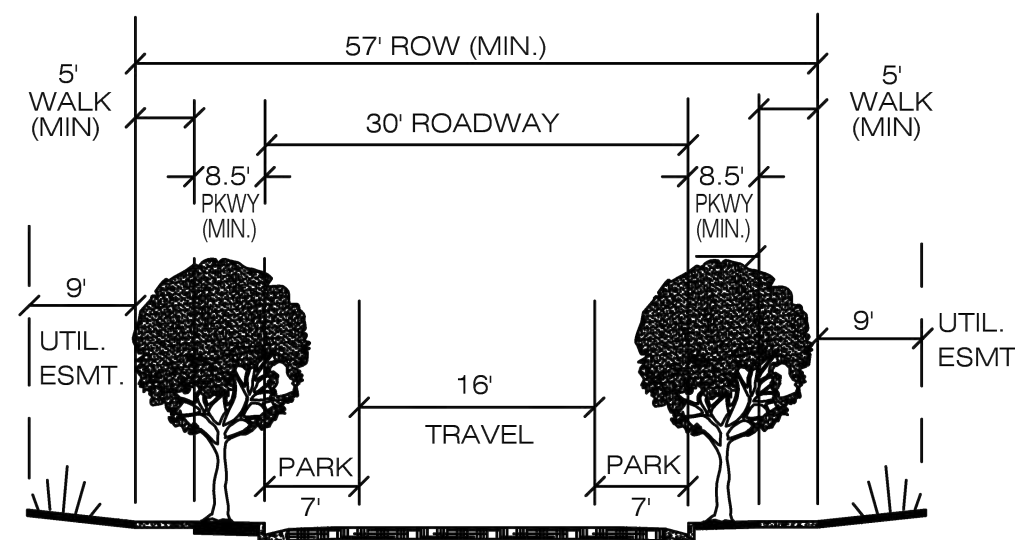


PUD-Approved Engineering Variance Section (T5)



LCUASS Section

FORT COLLINS ONLY



- ROADWAY WIDTH:** 30' wide.
- RIGHT OF WAY WIDTH:** 57' (min.), plus 18' (min.) utility easement.
- TRAVEL LANES:** 16' wide.
- LEFT TURN LANES:** None.
- BIKE LANES:** Bicyclists to share travel lane with motor vehicles. Additional street width, up to 4' wider, may be required in the travel lane to accommodate bike traffic to serve activity areas, such as schools and parks.
- PARKING:** Two lanes 7' wide.
- SIDEWALK:** 5' (min.) width. Additional width may be required for higher pedestrian traffic serving activity areas.
- MEDIANS:** None.
- WHERE USED:** May be used for residential local streets providing access to single family detached dwellings with driveways.
- DESIGN SPEED:** 25 MPH
- SPEED LIMIT:** 25 MPH
- ACCESS:** Access will be unlimited in accordance with these standards.
- CONTINUITY:** The street shall be continuous for no more than 1320 feet.
- FENCES:** Fences shall be setback a minimum of 2' from back of sidewalk or on the property line, whichever is greater.
- CURB AND GUTTER:** Vertical curb and gutter, or driveover. However, if driveover is used, the parkways must be widened by 1' and thereby, the required right of way width will increase by 2' to provide 59'.

RESIDENTIAL LOCAL STREET

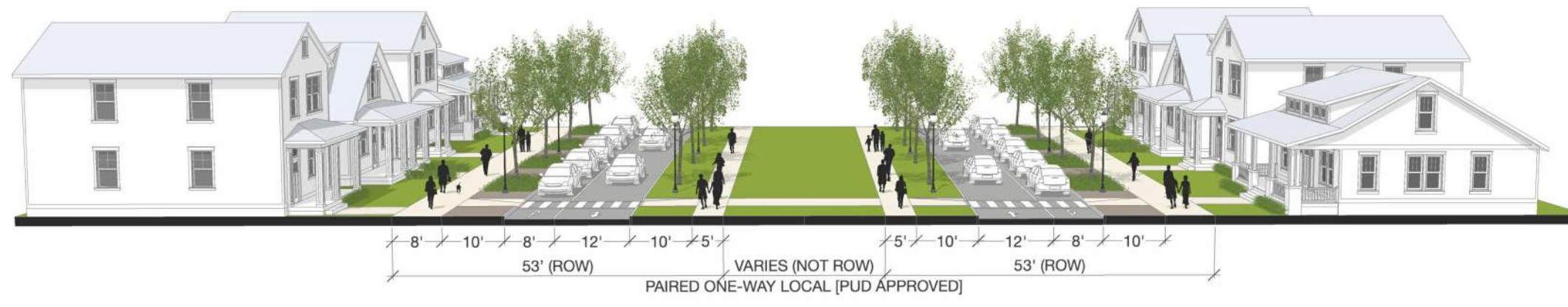
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	



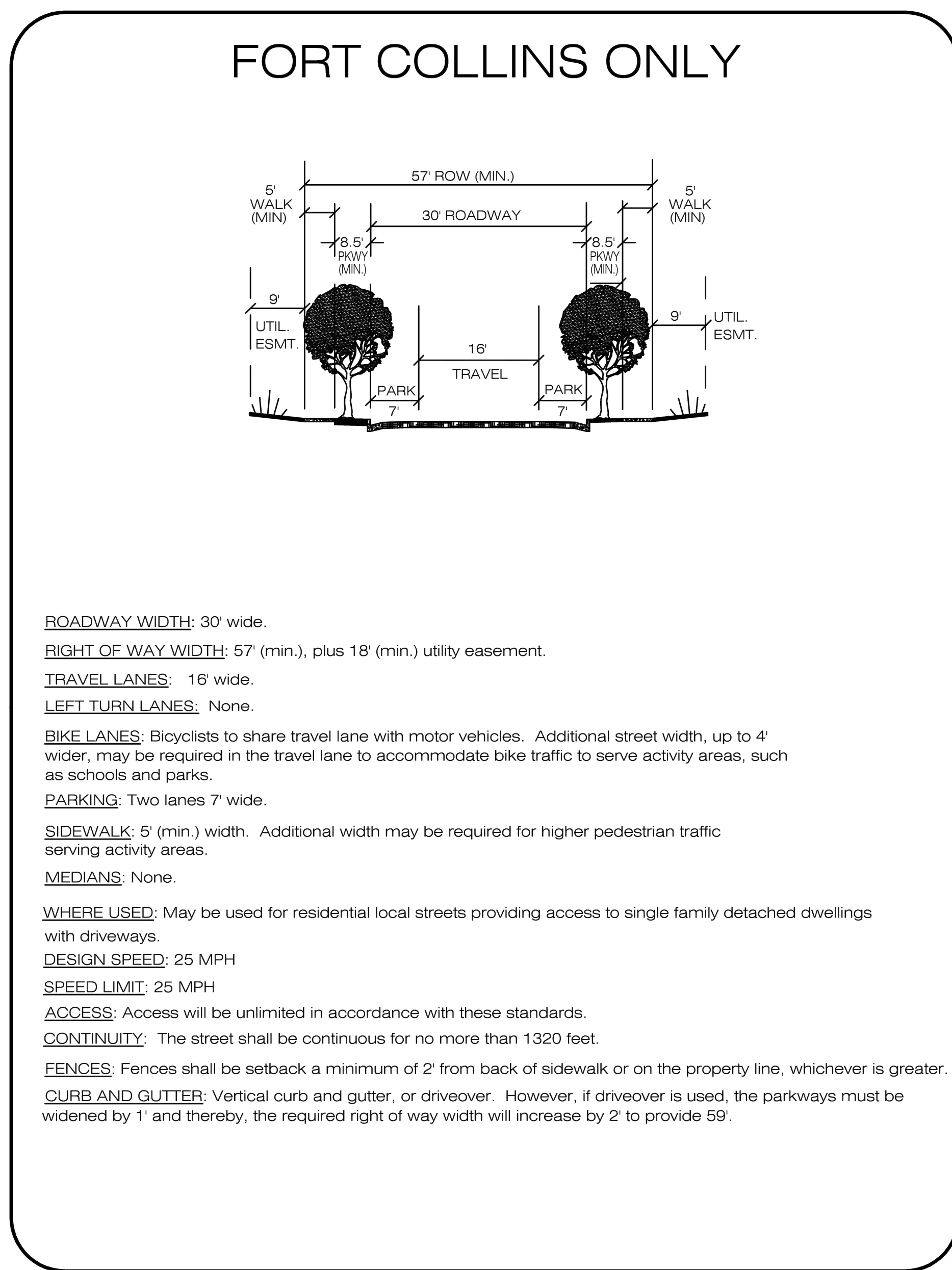
**Paired One-Way Local (Single One-Way)
Proposed Section**



PUD-Approved Engineering Variance Section

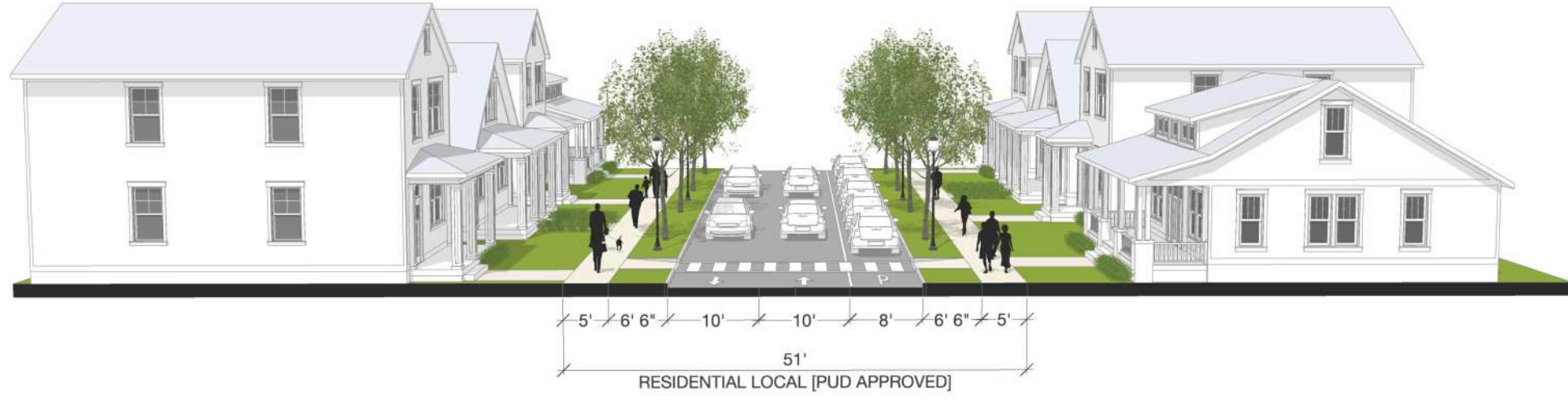


LCUASS Section

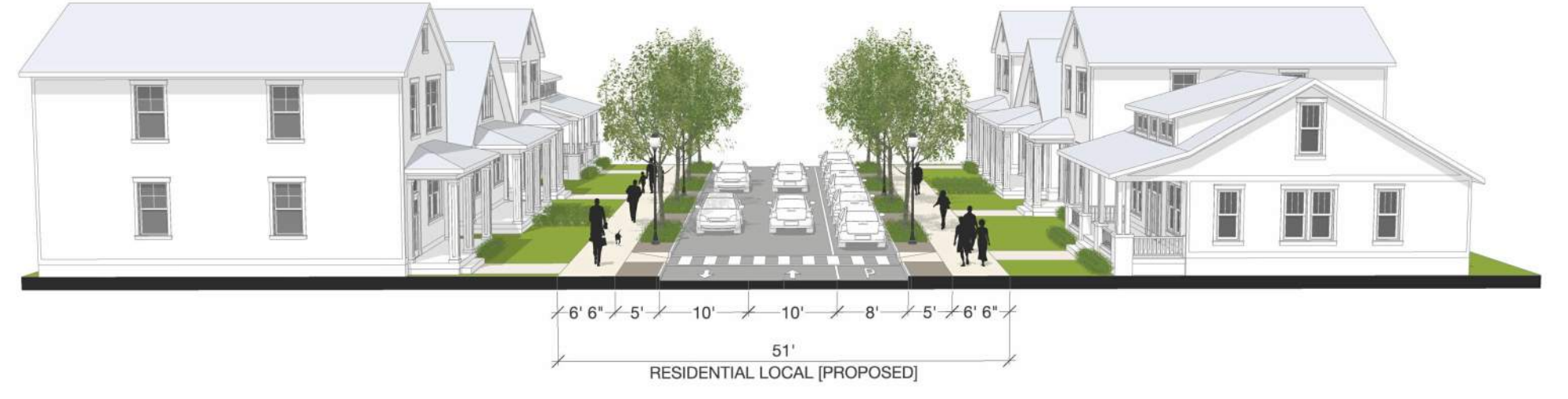


RESIDENTIAL LOCAL STREET			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	

Residential Local
Proposed Section (T3)



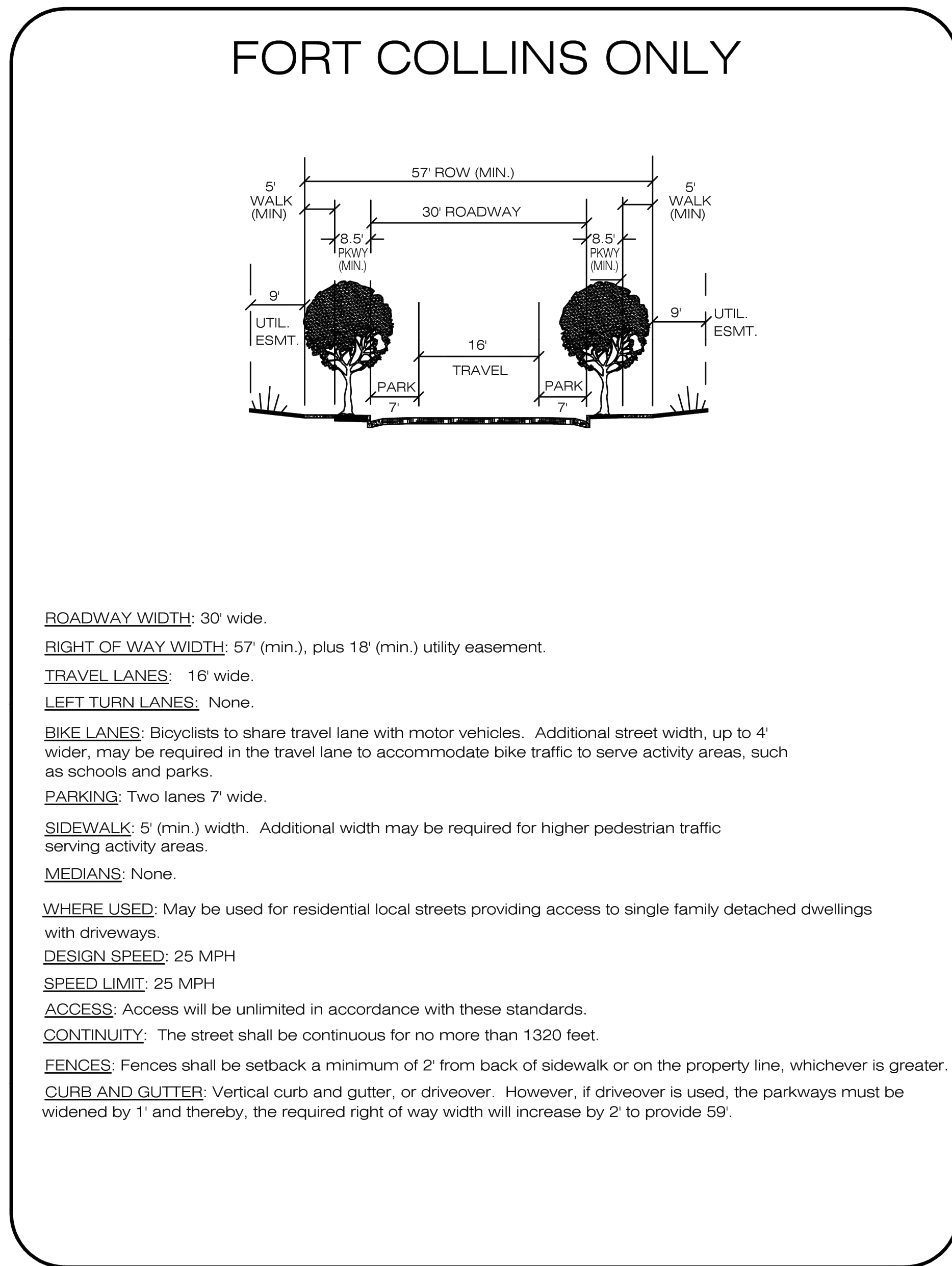
Proposed Section (T4)



PUD-Approved Engineering Variance Section

[Identical to the above]

LCUASS Section



RESIDENTIAL LOCAL STREET			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 07/01/21	

Existing Buildings, 50+ years old
Phase D "Core" Preliminary Design Review
Parcel No. 88320-00-002

The following buildings are within Parcel # 88320-00-002 and are listed as older than 50 years. We believe that not all of them are within the boundaries of the Phase D "Core" plan.

Building ID 1

SF residential, ranch style, frame on concrete foundation, built in 1958, average quality, 1,253 sf
Age: 65 years

Building ID 504

Farm utility building, masonry construction, built in 1970, average quality, 2,444 sf
Age: 54 years

Building ID 505

Farm utility loafing shed, pole building, built in 1970, low quality, 1,044 sf
Age: 54 years

Building ID 506

Farm utility loafing shed, pole building, built in 1970, low quality, 384 sf
Age: 54 years

Building ID 507

Tool shed, wood frame, built in 1970, low quality, 168 sf
Age: 54 years

(Photos are on the following sheets of the above listed buildings.)

Building ID 1

SF residential, ranch style, frame on concrete foundation, built in 1958, average quality, 1,253 sf
Age: 65 years



Building ID 504

Farm utility building, masonry construction, built in 1970, average quality, 2,444 sf

Age: 54 years



Building ID 505
Farm utility loading shed, pole building, built in 1970, low quality, 1.044 sf
Age: 54 years



Building ID 506
Farm utility loafing shed, pole building, built in 1970, low quality, 384 sf
Age: 54 years



Building ID 507
Tool shed, wood frame, built in 1970, low quality, 168 sf
Age: 54 years

