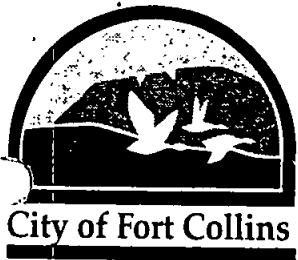


WOLFF ■ LYON
ARCHITECTS

■ ARCHITECTURE, URBAN DESIGN, PLANNING, DEVELOPMENT CONSULTING ■

**A STATEMENT EXPLAINING
HOW ISSUES RAISED IN CONCEPTUAL REVIEW LETTER
ARE ADDRESSED BY THE MASON STREET NORTH PROJECT**

Attachment: Conceptual Review Staff Comments, February 26, 2001



March 14, 2001

Wonderland Hill Development CO.
c/o Jim Leach
745 Poplar Avenue
Boulder, CO. 80304

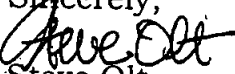
Dear Jim,

For your information, attached is a copy of the Staff's comments concerning the request for **Lot 12, Martinez PUD**, which was presented before the Conceptual Review Team on February 26, 2001

This is a request for mixed-use development on 1.9 acres located south of Martinez Park (a City-owned neighborhood park), north of Cherry Street, west of North College Avenue, and east of North Sherwood Street. The proposal is for office, retail, and residential uses on Lot 12 (at the east end) of the approved Martinez PUD. The property is zoned LMN - Low Density Mixed-Use Neighborhood.

The comments are offered informally by Staff to assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project.

If you should have any questions regarding these comments or the next steps in the review process, please feel free to call me at 221-6341.

Sincerely,

Steve Olt,
Project Planner

cc: Stormwater Utility
Streets
File



City of Fort Collins

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: February 26, 2001

ITEM: Lot 12, Martinez PUD

APPLICANT: Wonderland Hill Development CO.
c/o Jim Leach
745 Poplar Avenue
Boulder, CO. 80304

LAND USE DATA:

Request for mixed-use development on 1.9 acres located south of Martinez Park (a City-owned neighborhood park), north of Cherry Street, west of North College Avenue, and east of North Sherwood Street. The proposal is for office, retail, and residential uses on Lot 12 (at the east end) of the approved Martinez PUD. The property is zoned LMN – Low Density Mixed-Use Neighborhood.

COMMENTS:

1. Gary Lopez of the **Zoning Department** offered the following comments:
 - a. The property is in the LMN – Low Density Mixed-Use Neighborhood Zoning District. Section 4.4 of the Land Use Code (LUC) limits the amount of retail and commercial uses that can occur in this District. It may be necessary to submit a request for a modification of standard(s), depending on the nature of the Project Development Plan (PDP) and proposed uses.
 - b. The proposed 30 parking spaces off-site, on the Martinez Park property, may be problematic. They may have to be considered an accessory use to the park and the location is somewhat detached from the active areas of the park.
 - c. Maybe this property should be rezoned into the Downtown District.

- d. The parking requirements for this mixed-use development are set forth in Section 3.2.2 of the LUC.

Please contact Gary Lopez, at 221-6760, if you have questions about these comments.

2. Roger Buffington of the **Water/Wastewater Department** offered the following comments:

- a. There is an existing 8" water main along the south side of the property in an easement.
- b. There is an existing 8" sanitary sewer main in the private drive on the northwest side of the westerly building on this proposed plan. There are existing 24" and 36" sewer lines located in the NW/SE portion of Mason Court.
- c. If the 8" water main is re-located, an acceptable water main loop with adequate hydraulic capacity for fire flows must be provided.
- d. Provide separate water and sanitary sewer services for the commercial and residential portions of each building.
- e. Any connections to the 24" or 36" sanitary sewers must be at a manhole.
- f. Provide 30' wide easements for all sanitary sewers.
- g. The City's water conservation standards for landscaping and irrigation systems will apply to this project.
- h. Plant investment fees and water rights will apply to this project. They will be collected at the time of issuance of building permits.

Please contact Roger Buffington, at 221-6854, if you have questions about these comments.

3. Doug Martine of the **Light & Power Department** offered the following comments:

- a. Light & Power has serious concerns about service to this site.
- b. Light & Power has an existing conduit system through Buildings C & D.

- c. There is a major sub-station tie circuit through this site that could significantly impact the development as proposed. The City obtained a right-of-way/easement from the railroad. It would cost in excess of \$100,000 to relocate this facility.
- d. The standard electric development charges will apply to this project.

Please contact Janet McTague, at 224-6154, with all questions you may have about these comments.

4. Glen Schlueter of the **Stormwater Utility** offered the following comments:

- a. This site is located within the Old Town Drainage Basin, which has a new development fee of \$4,150 per acre and is subject to the runoff coefficient reduction. The site is in Inventory Grid #7G. The fees will be collected at the time of issuance of building permits.
- b. The vacation of the existing blanket drainage easement and replacement of a specific 40' – 44' easement is acceptable.
- c. The standard drainage and erosion control reports and plans are required at time of submittal of a request for development review. They must be prepared by a professional engineer registered in the State of Colorado. The imperviousness and outfall system as defined in the original drainage report for the Martinez PUD will have to be verified.
- d. The original design for this development did not include extended detention for Water Quality, which is now required.

Please contact Glen Schlueter, at 224-6065, if you have questions about these comments.

5. Ron Gonzales of the **Poudre Fire Authority** offered the following comments:

- a. Fire flows of 1,500 gallons per minute at a residual pressure of 20 pounds per square inch must be provided.
- b. Fire hydrants must be located within 300' of all buildings.
- c. The maximum 150' distance rule for emergency access will apply to this development. All portions of all buildings must be within 150' (as a fire hose is laid) of a location where a fire truck can be parked.

- d. Some or all of the buildings may have to be equipped with a fire sprinkler system.
- e. Addressing for all buildings must be visible from the closest street that they front on.

Please contact Ron Gonzales, at 221-6570, if you have questions about these comments.

6. Doug Moore of the **Natural Resources Department** offered the following comments:

- a. A Fugitive Dust Control Permit will be necessary. This permit would be issued by the Larimer County Environmental Health Department. Please contact them directly for information about their requirements.
- b. Native plant materials and grasses should be incorporated in the Landscape Plan.
- c. Provide bicycle and pedestrian connections, both on-site and off-site.
- d. The trash enclosure must be designed to conform to the building materials and colors, to accommodate recycling, and be properly screened from view.

Please contact Doug, at 224-6143, if you have questions about these comments.

7. Craig Foreman and Alison Brady of the **Parks Planning Department** stated that they will not give up parkland on the east side of Mason Court for the proposed parking lot. That is not a good location for Martinez Park for shared parking with the proposed development. Parks Planning very much prefers the old, approved plan. Please contact Craig, at 221-6618, if you have questions about these comments.

8. Katie Moore of the **Engineering Department** offered the following comments:

- a. The standard utility plan submittal requirements will apply to this development request.
- b. Street oversizing fees will apply to this development request. The fees are based on vehicle trip generation for the proposed land uses in the development plan. Please contact Matt Baker, at 224-6108, for detailed information on the fees. The fees will be collected at the time of issuance of building permits.

- c. A Transportation Impact Study (TIS), addressing all modes of transportation, is required with your Project Development Plan (PDP) submittal. Please contact Eric Bracke of the **Traffic Operations Department**, at 224-6062, and Tom Reiff of the **Transportation Planning Department**, at 416-2040, to determine what information is needed in the TIS pertaining to Level of Service for vehicle, pedestrian, bicycle, and transit modes of transportation.
- d. The proposed pedestrian crossing over the railroad tracks will require approval from the railroad. Please contact Mike Herzig of the **Engineering Department**, at 221-6605, for assistance in working with the railroad.
- e. The minimum parking setbacks from the flowlines of the adjacent streets are: 40' from Cherry Street and 20' from Mason Court.

Please contact Katie, at 221-6750, if you have questions about these comments.

9. Tom Reiff of the **Transportation Planning Department** offered the following comments:

- a. A TIS, addressing all modes of transportation, is required with your Project Development Plan (PDP) submittal. Please contact Eric Bracke of the **Traffic Operations Department**, at 224-6062, and Tom Reiff of the **Transportation Planning Department**, at 416-2040, to determine what information is needed in the TIS pertaining to Level of Service for vehicle, pedestrian, bicycle, and transit modes of transportation..
- b. The proposed at-grade crossing of the railroad may pose some problems. This line is still an infrequently used spur/switching line.
- c. Bicycle and pedestrian access to and from surrounding areas must be provided.
- d. Transfort may be looking for a bus stop on Cherry Street in this area.
- e. The Mason Street Corridor Plan supports this type of development.

Please contact Tom, at 416-2040, if you have questions about these comments.

10. A neighborhood meeting may need to be held for this development proposal prior to formal submittal of the request (Section 2.2.2 of the LUC). Please contact Steve Olt of the **Current Planning Department** to assist you in scheduling this meeting, if it is necessary. He can be reached at 221-6341.

11. This development request will be subject to the Development Review Fee Schedule that is available in the **Current Planning Department** office. The fees are due at the time of submittal of the required documents for the Project Development Plan and Final Compliance phases of development review by City staff and affected outside reviewing agencies.

12. This development proposal is subject to the requirements as set forth in the City's LUC, specifically Articles 2. Administration (Development Review Procedures), Article 3. General Development Standards, and Article 4. [Zoning] Districts.