



**Community Development and
Neighborhood Services**

281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750

970.224.6134 - fax

fcgov.com/developmentreview

August 27, 2014

Linda Ripley
Ripley Design, Inc.
401 W. Mountain Ave. #100
Fort Collins, CO 80521

RE: Old Elk Distillery Preliminary Design Review, PDR140005, Round Number

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Responses 9/24/14

Planning Response: Ripley Design

Civil Response: Northern Engineering

Architect Response: Oz Architects

Traffic Response: Delich Associates

Comment Summary:

Department: Planning Services

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

Topic: General

Comment Number: 1.

Comment Originated: 08/26/2014

08/26/2014: For the portions of the building that exceed 40 feet in height, a height analysis is required per Section 3.5.1(G). This standard was revised in July to delete the requirement that views be taken into consideration.

Response: Please see attached height analysis drawings. The proposed development is within the allowable height for the district which allows 5 stories. We are interpreting 5 stories to be 80 feet high from the ground with elements going to a maximum of 125 feet. The building massing creates a stepped building form with the majority of the building at three stories in height. There are two iconic elements: 1) a tower, that houses one-of-a-kind 72' high distilling stills, and 2) a mechanical boiler exhaust smoke-stack. These two iconic elements project within the 15 foot setback requirement for floors above 3 stories facing

streets. Only a small section of the tower penetrates the 15 foot setback (1.04 % of the total roof area), the intention of the tower is to frame the location of the tall distilling-stills which are intended to become visible from the outside similarly to the campanili of a church. The smoke-stack projects within the 15' set back along Willow to a height of approximately 120 feet above ground. Less than 5 % of the roof area of the building exceed the allowable height within the required setback fronting streets.

Comment Number: 2.

Comment Originated: 08/26/2014

08/26/2014: Section 3.2.3 - Shading - was also revised in July to exempt projects within the Transit Oriented Overlay District from having to comply with not casting a shadow onto structures on adjacent property greater than the shadow which would be cast by a 25-foot high hypothetical wall located along the property line between the hours of 9:00 a.m. and 3:00 p.m. on December 21st.

Response: Please see attached shadow analysis.

Comment Number: 3.

Comment Originated: 08/26/2014

08/26/2014: Please note that narrative refers to an existing alley along the western property line but there is no public alley in this location. Instead, the narrative should refer to this as a proposed private access drive (which may be further described as being "alley-like.") Since the narrative goes on to say that the only anticipated vehicular access to the site, for a service yard, is incorporated from the Willow side, would this proposed alley-like private access be for bikes and pedestrians only? Please clarify.

Response: Indeed, the space between the Old Freight Depot and the proposed new development is to be treated as an "alley-like" urban space, with a mixture of hard and soft landscape designed to create an inviting pocket park that will help celebrate the historic Depot and will link it to the new mixed-use development with the pub which respects the historic façade articulation of the Depot. Further into the alley-like area is a private restaurant patio. The gated patio is enclosed by a combination of fencing and walls. From the service yard this 'alley-like' area will allow service access.

Comment Number: 4.

Comment Originated: 08/26/2014

08/26/2014: Is it the intention to allow this alley-like private access be designed in such a way as to allow a continuous route to Willow Street or Lincoln Avenue? In other words, how does this access circulate to connect the larger district or does it simply terminate? The recently adopted Fort Collins R-D-R Design Standards and Guidelines encourages interconnectivity among various parcels to promote pedestrian movement throughout the neighborhood. In addition, this access way was, at one time, a railroad spur which could inspire its design and features. Will this access also be dedicated as an Emergency Access Easement?

Response: Fronting Linden, an alley-like area with public seating, fenced pub patio, enhanced hardscape, lighting, and site walls lead the pedestrians to the restaurant and pub entry. As you get further away from Linden, iron gates delineate a private dining area. Beyond the dining area, a walk continues into the service yard of the Distillery. It is not the intention of the alley-like area to allow continuous public pedestrian access. The industrial nature of the service area on the southeast portion on the building, as well as continued industrial uses the rest of the way to Lincoln, are not desirable or safe. The preferred method of travel from Linden to Lincoln would be along Willow Street which parallels the alley-like area.

Comment Number: 5.

Comment Originated: 08/26/2014

08/26/2014: Improvements along Willow, including street trees, should continue south to the extent of the property boundary.

Response: Noted. Discussions are taking place between our design team and the City regarding streetscape design along Linden and Willow. Due to the timing of our project's construction needing to take place before the consultant design, this project team will assist in designing the streetscape on the portion of along Willow to the extent of the property boundary (with continued City coordination).

Comment Number: 6.

Comment Originated: 08/26/2014

08/26/2014: The narrative describes the building containing "meeting space." Could you please be more specific as to approximate size and is this space intended to provide public meeting space for conferences and events on a regular basis or is it a more of a multi-purpose room for occasional gatherings? If intended for the former, staff recommends that the entry for this particular function be well-marked and include a plaza to allow persons to move in and out of the facility at the beginning and end of an event.

Response: The meeting spaces programmed in the building are planned with the intent of providing diverse rooms for occasional public gatherings. A "banquet type" space is planned in the basement "catacomb", this event space will be used for occasional gatherings for up to 250 people. In addition, three meeting spaces of different sizes are planned on the second floor of the building. These spaces can accommodate gatherings ranging from 10 to 80 people. Appropriate access/egress widths, as well as bathroom facilities have been calculated to serve these meeting facilities.

The basement can be accessed by two routes, one being the main entry along Linden (primary access), and the other being a "speak easy", secondary access, stairway along Willow. The main entry along Linden is enlarged and features sitting areas. The main entry opens into an ample Atrium which organizes the uses of the building and, through a monumental stair, links all the meeting spaces in the basement and the second floor. In addition, the building is designed with ample pre and post gathering milling area just outside of the banquet room in the basement.

Comment Number: 7.

Comment Originated: 08/26/2014

08/26/2014: The same comment for an main entrance and outdoor plaza space applies to the music venue as well.

Response: This is the same area as the banquet room. See response for Comment 6, above.

Comment Number: 8.

Comment Originated: 08/26/2014

08/26/2014: Are the smokestack and water tower intended to be functional and integral to the distilling process? If not, then there is a risk that these components are imitative and not authentic. Per the newly adopted Fort Collins R-D-R Design Standards and Guidelines: "the district should be defined by buildings and places that reflect their own time. The result should be a sense of authenticity in building and materials. All new improvements should convey this quality."

Response: The smoke-stack serves the required exhaust for the larger boilers (located in the basement) needed for the distilling process. The water tower is actually a containment tank for the milled grains required in the distillation of spirits, from this high point the grains will be delivered inside the building to the tops of the distilling tanks.

Comment Number: 9.

Comment Originated: 08/26/2014

08/26/2014: Are any sidewalk dining areas proposed? The R-D-R Design Guidelines encourage sidewalk dining to activate the streetscape. Is the pocket park intended to wrap around the corner of the building to have a presence on Linden Street? Please be aware that any sidewalk dining within the public right-of-way will need an Encroachment Permit from the Engineering Department.

Response: At the alley-like area of the site there is a pub patio that wraps the building so that a portion fronts onto Linden Street. This area is internal to the property line and doesn't encroach into the right-of-way.

Comment Number: 10.

Comment Originated: 08/26/2014

08/26/2014: Be sure that the service area, loading docks and trash enclosures are designed to be visually unobtrusive and integrated with the design of the building.

Response: The service yard is planned to accommodate large delivery trucks, however, it has been design to soften the view from the streets and the neighbors. Site walls with large iron gates delineate the perimeter of the yard facing Willow. The equipment used for the distilling process (both inside and outside) will be featured as it becomes part of the distillery tour.

Comment Number: 11.

Comment Originated: 08/26/2014

08/26/2014: The narrative indicates a mixed-use building with multiple functions and activities. But, the architectural rendering does not address how these various uses are identified with individual entrances. Are multiple entrances proposed? If so, each entrance should be well-defined and representative of the internal function.

Response: The programing of this project has been thoughtful to identify uses that have the synergy to create a great destination. The distilling process is illustrated with state-of-the-art equipment, which then incorporates opportunity to didactically educate the public at large by encouraging, through the retail space as a public front door, the concept of tours. And as we are encouraging people to gather in the facility, the Pub and the restaurant encourage the celebration of this new great Fort Collins product. Further however, the meeting spaces allow a one of a kind opportunity to celebrate the opportunity to be in the facility that allows the internal view of a century old process with current new technologies. The synergy is encouraged by allowing a great plaza and pocket park in front to the building, from this central space separated individual entrances for the retail, the pub, the restaurant, the meeting spaces and offices are provided. A detailed signage plan and way finding plan will be developed to illustrate all these entries.

Comment Number: 12.

Comment Originated: 08/26/2014

08/26/2014: The narrative includes images of the Marathon Motor Works which accurately captures the intent of the R-D-R Standards and Guidelines which states: "simple, unembellished architectural detailing is appropriate." As a caution, however, the Guildelines go on to state: "elaborate architectural treatments, such as decorative moldings at cornices, windows and door surrounds, are inappropriate." And further describes the design intent for the district by also stating: "simple brick relief patterns such as recessed brick corbeled brick, belt course/banding, and pilasters, are appropriate."

Response: The design of this mixed-used project closely follows the intent of the R-D-R Standards and Guidelines. As we have taken inspiration on the neighborhood and the opportunities allowed by the in-fill redevelopment of the River District - bridging Old Town with the river. The ownership group has presented a great proposition of creating a facility that illustrates a process with great roots in our country. We are

envisioning a series of buildings that create a historical reference of how industry has allowed the creation of a mixed-use facility around the distillation of spirits. With that in mind, the factory like facility was the seed that started it all with the "simple, unembellished architectural detailing" encouraged by the Guidelines. As the business grew, the need to bring a retail front to sell the product was apparent. The Retail space at the corner of Linden and Willow anchors the facility following the pedestrian nature of the urban district. The incorporation of a first gathering space, to taste these spirits, "The Pub" brings a historical reference that celebrates the historical Depot across the pocket park. The final phase of development along the alley like park follow the retail front with a more didactic reference to what happens inside of the building providing amenities to work, learn, play, gather and entertain.

Comment Number: 13.

Comment Originated: 08/26/2014

08/26/2014: The utility needs for a building of this size will require careful consideration of placement and screening of electrical transformers and meters, natural gas regulators and meters, commercial kitchen ventilation systems, satellite receivers, heating, cooling and air handling equipment and the like. These appurtenances must be considered at the early design phases so as to not cause conflicts late in the design process. Along these lines, will there be any roof-mounted solar panels? (Solar panels may be more evocative of the current times than a water tank.)

Response: As the design progresses, all equipment has been analyzed in detail to verify sizes and location which are optimized to deliver the process, and to limit their impact to the immediate neighborhood. Screens are proposed where required. Note that the distilling process is being considered as an integral part of an educational tour and it is planned to be displayed.

Comment Number: 14.

Comment Originated: 08/26/2014

08/26/2014: The project will require a number of both protected and exterior (fixed rack) bicycle parking spaces per Section 3.2.2(C)(4). Given the variety of proposed uses, these facilities should be distributed around the building.

Response: The project is including the required number of bike parking spaces at two locations along Willow. The two required indoor spaces are located within the building.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 08/27/2014

08/27/2014: Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

Response: Acknowledged.

Comment Number: 2

Comment Originated: 08/27/2014

08/27/2014: The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:

<http://www.fcgov.com/engineering/dev-review.php>

Response: Acknowledged.

Comment Number: 3

Comment Originated: 08/27/2014

08/27/2014: Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. Street Cut fees for any cuts into Linden Street will apply and fees are tripled if the road is less than 5 years old.

Response: [Acknowledged.](#)

Comment Number: 4

Comment Originated: 08/27/2014

08/27/2014: Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

Response: [Acknowledged.](#)

Comment Number: 5

Comment Originated: 08/27/2014

08/27/2014: This project is responsible for dedicating any right-of-way and easements that are necessary for this project.

Response: [Acknowledged.](#)

Comment Number: 6

Comment Originated: 08/27/2014

08/27/2014: Utility plans will be required and a Development Agreement will be recorded once the project is finalized.

Response: [Acknowledged.](#)

Comment Number: 7

Comment Originated: 08/27/2014

08/27/2014: A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Response: [Acknowledged.](#)

Comment Number: 8

Comment Originated: 08/27/2014

08/27/2014: LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Response: [N/A.](#)

Comment Number: 9

Comment Originated: 08/27/2014

08/27/2014: The property is responsible for the reimbursement to the City for the Linden Street frontage improvements that were constructed adjacent to the property. The reimbursement is due prior to the issuance of a building permit on the site. The reimbursement amount is based on the linear front footage of the property. The amount due if paid in 2014 would be \$207 per linear foot of frontage. The amount due is based on the local street cost for the year in which the reimbursement is paid.

Response: [Acknowledged.](#)

Comment Number: 10

Comment Originated: 08/27/2014

08/27/2014: If the project proposes any changes to Linden Street the existing street scape and

timeline need to be retained and replaced/ redesigned to match and continue the existing streetscape and character.

Response: There is currently a ramp along Linden to provide access into an existing gated area. Since this access is no longer needed, the project is proposing the ramp be turned into vertical curb and hardscape being replaced to match existing. Six diagonal parking spaces are also able to be added in with the removal of the ramp.

Comment Number: 11

Comment Originated: 08/27/2014

08/27/2014: The property is responsible for the developments local street portion of Willow Street improvements adjacent to the property, but because of the design efforts that are ongoing the City at this time in lieu of constructing these improvements with the project the City would be willing to enter into a development agreement where a payment in lieu for the developments local street costs are paid prior to the issuance of the first building permit on the site and the project would just need to provide interim frontage improvements along Willow Street. The interim improvements would need to be an asphalt sidewalk along the frontage of the project that ties into the sidewalk at Linden and the sidewalk further east on Willow Street. The amount of the payment in lieu is based on the adopted local street cost for the year in which the payment in lieu is made.

Response: The financial obligation for a local street equivalent and pedestrian level of service improvements are acknowledged. The details of what is built, by whom, when, and how it all gets paid for will continue to be discussed as the PDP moves through the Development Review Process, and as meetings with the DDA evolve.

Comment Number: 12

Comment Originated: 08/27/2014

08/27/2014: The City has just hired a consultant to work on a design for Willow Street. This effort is just starting. The Fort Collins Downtown River District study will be the basis for the design effort, but since the intersection of Willow and Linden Street was not built as a roundabout whatever the design is it will not be able to match that shown in the plan. Depending on the timing of this project the project may need to complete and provide a preliminary design for Willow Street between Linden and Lincoln Street. A design is needed to verify that the building elevations will work with the street and sidewalk grades (you are going to want the building to be at an elevation that is higher than the roadway but not at an elevation that steps are going to be needed). The project is welcome to wait for the City's hired consultant to complete that extent of the design and then just show that they are complying with and meeting the design elevations.

Response: An initial meeting was held with City Staff on 09.10.14. The preferred schedule for River District Block Eight Mixed-Use will be well ahead of the City's design efforts. Therefore, it is anticipated that the Applicant's design team will take part in establishing the Willow Street frontage that this project is responsible for. There may be a desire to construct the ultimate curb, gutter, 10.5' sidewalk (and potentially urban amenities) with the initial building in conjunction with the city and DDA.

Comment Number: 13

Comment Originated: 08/27/2014

08/27/2014: It looks like the property also has a small amount of frontage on Lincoln Street. The project is responsible for the design and construction of these frontage improvements (Curb, gutter, driveway, sidewalk, etc.).

Response: Acknowledged.

Comment Number: 14

Comment Originated: 08/27/2014

08/27/2014: There was a question about the ability to discharging groundwater into in to the public storm sewer. This is what is required. City Code prohibits the discharge of foundation drains or sump pumps across the sidewalk or into or upon any street, alley, or gutter. Flows shall only be discharged into a stormwater system (such as pipes or ponds) that has been specifically designed and approved by the City to accept such discharge. Information on this can be found in Sections 26-214, 26-336(a), and 26-491 of the City Code.

Response: [The acknowledgement and additional information are appreciated. A permanent dewatering system will be employed, which will discharge into the public storm sewer outfall.](#)

Comment Number: 15

Comment Originated: 08/27/2014

08/27/2014: If the timing of the project is such that the design work for Willow Street has been completed and the project wishes to complete the designed improvements along Willow Street, Willow Street is identified on the Master Street Plan as a collector roadway and as such the developer would be eligible for street oversizing reimbursement for a portion of the sidewalk width (.5 feet) and the oversized portion of the asphalt roadway improvements.

Response: [Acknowledged. Additional funding sources \(DDA, etc.\), reimbursements, and cost-sharing will continue to be explored.](#)

Comment Number: 16

Comment Originated: 08/27/2014

08/27/2014: The project needs to keep in mind that the right-of-way is not to be used for construction staging, preparation or storage for the project. Consideration of how the project can be constructed without impacting the right-of-way is needed, this includes finding and providing private property on which contractor parking and staging can be accommodated.

Response: [Acknowledged.](#)

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 08/21/2014

08/21/2014:

Since this project is located in the Old Town National Register Historic District, and adjacent to several Fort Collins Landmarks and resources that are individually eligible for designation as Fort Collins Landmarks, it will be reviewed for compliance with LUC 3.4.7.

Response: [Noted.](#)

Comment Number: 2

Comment Originated: 08/21/2014

08/21/2014:

Staff and the Landmark Preservation Commission will review this project for compliance with Land Use Code 3.4.7 (F), New Construction. Additionally, please note that LUC 3.4.7(F)(6)(b), states, "In its consideration of the approval of plans for properties containing or adjacent to sites, structure, objects or districts that... are officially designated as a local or state landmark or are listed on the National Register of Historic Places... the decision maker shall receive and consider a written recommendation from the Landmark Preservation Commission unless the Director has issued a written determination that the plans would not have a significant impact on the individual eligibility or potential individual eligibility of the site, structure, object or district. A

determination or recommendation made under this subsection is not appealable to the City Council under Chapter 2 of the City Code." Please contact Historic Preservation staff to schedule the review before the Landmark Preservation Commission. The Commission meets the second Wednesday of each month.

Response: A work session with the LPC Board is scheduled for 9/24.

Comment Number: 3

Comment Originated: 08/21/2014

08/21/2014:

Staff has scheduled this project for a Conceptual Design Review with the Landmark Preservation Commission at their September 24 Worksession. Please confirm this date with staff.

Response: Date has been confirmed.

Comment Number: 4

Comment Originated: 08/21/2014

08/21/2014:

Staff appreciates the detailed information submitted with the PDR application, particularly the massing studies and narrative detailing the design process and attention paid to the surrounding historic built environment. For the review with the Landmark Preservation Commission, please submit additional scaled perspective renderings/cross sections that focus on the Linden Street elevation and the relationships between the proposed building and the historic freight depot; and Willow Street showing the relationships between this building and the Ranchway complex and the Feeder Supply redevelopment.

Response: Will be provided at the LPC work session.

Department: PFA

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

Topic: General

Comment Number: 1

Comment Originated: 08/25/2014

08/25/2014: 2012 IFC CODE ADOPTION

The Poudre Fire Authority and the City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

Response: Acknowledged

Comment Number: 2

Comment Originated: 08/25/2014

08/25/2014: FIRE LANES

An Emergency Access Easement will be required on the SE side of the building in order to meet fire code requirements. The height of the building may prompt the need for a 30' fire lane at this location however further information is needed.

2012 IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Response: A 20' Emergency Access Easement will be dedicated via plat.

Comment Number: 3

Comment Originated: 08/25/2014

08/25/2014: STRUCTURES EXCEEDING 30' IN HEIGHT (see 2012 IFC definition)

The building setback from Willow Street needs to account for code requirements relative to aerial fire truck access.

2012 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

[Response: Willow Street shall serve as the 30' wide fire lane, and an additional 20' wide fire lane will be provided on-site.](#)

Comment Number: 4

Comment Originated: 08/25/2014

08/25/2014: WATER SUPPLY

Hydrant spacing and flow to meet minimum requirements based on type of occupancy. This condition is not currently being met on Willow Street and another hydrant will be needed.

IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

[Response: A new fire hydrant will be added towards the east end of the building.](#)

Comment Number: 5

Comment Originated: 08/25/2014

08/25/2014: AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

[Response: Acknowledged](#)

Comment Number: 6

Comment Originated: 08/25/2014

08/25/2014: GROUP H OCCUPANCY CLASSIFICATION

The storage or use of hazardous materials in quantities exceeding Maximum Allowable Quantities (MAQ) as defined by Chapter of the IFC, will be classified as H Group Occupancies.

IFC Required:

404.2: Fire safety and Evacuation Plan

405.1: Emergency Evacuation Drills

406.1: Employee Training and Response Procedures

407.1: Hazard Communication

[Response: Acknowledged](#)

Comment Number: 7

Comment Originated: 08/25/2014

08/25/2014: HMIA

A HMIA (Hazardous Materials Impact Analysis) shall be submitted to the Poudre Fire Authority for approval.

Response: An HMIA is being submitted with the PDP.

Comment Number: 8

Comment Originated: 08/26/2014

08/25/2014: PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

Response: Acknowledged

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 08/26/2014

08/26/2014: It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.

Response: Acknowledged. See Drainage Report.

Comment Number: 2

Comment Originated: 08/26/2014

08/26/2014: A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

Response: Acknowledged.

Comment Number: 3

Comment Originated: 08/26/2014

08/26/2014: When there is an increase in impervious area greater than 5000 square feet on an existing development, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. The applicant asked if no detention was an option. This is an option that usually allowed if there is conveyance capacity to the river. However the number of outfalls into the river is controlled by the Downtown River District masterplan. So I suggest a meeting with Stormwater staff to go over that concept and try to answer all the questions in the project narrative.

Response: Interim detention will be provided on-site until the Master Plan improvements are complete. A stormwater variance is requested to allow said detention storage to occur underground in the form of 60" diameter HDPE pipes.

Comment Number: 4

Comment Originated: 08/26/2014

08/26/2014: Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs).

(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged. The Downtown River District masterplan may identify other alternatives that need to be discussed in a separate meeting. Has the team considered a green roof for water quality treatment?

Response: This site will ultimately receive 100% water quality treatment in the Udall Nature Area as part of the Master Plan improvements. Interim water quality will be provided by a combination of permeable pavers and a mechanical sand/oil separator. The design team has determined a green roof to be impractical for this particular project.

Comment Number: 5

Comment Originated: 08/26/2014

08/26/2014: Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.

LID design information can be found on the City's web site at:

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.

Response: 25% of the new, permanent, on-site paving will be permeable (or an approved equivalent). An interim and ultimate approach will be considered regarding overall LID treatment for 50% of the Lot 1 area given the future Master Plan improvements.

Comment Number: 6

Comment Originated: 08/26/2014

08/26/2014: The project narrative discusses interim and future outfalls so your engineer has a good working knowledge of the existing system that can be used interim. This all needs to be discussed with master planning staff.

Response: Initial discussions have occurred. See Drainage Report for additional information. By its nature, the PDP drainage design remains somewhat preliminary.

Comment Number: 7

Comment Originated: 08/26/2014

08/26/2014: The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development->

fees or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Response: [Acknowledged.](#)

Comment Number: 8

Comment Originated: 08/26/2014

08/26/2014: The design of this site must conform to the drainage basin design of the Cache la Poudre River Master Drainageway Plan, the Downtown River District Drainage master plan as well the Fort Collins Stormwater Manual.

Response: [Acknowledged.](#)

Department: Traffic Operation

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 08/26/2014

08/26/2014: The project will require a traffic impact study (TIS) per LCUASS 4.2.3. The level of study will depend on the details for the uses (traffic generated by private dining is very different from an office or retail space) but will likely be a 'full' study. Please contact me at mwilkinson@fcgov.com or 970-221-6887 to scope the study.

Response: [Per Delich Associates discussions with Martina Wilkinson, the TIS will be submitted October 8th.](#)

Comment Number: 2

Comment Originated: 08/26/2014

08/26/2014: As noted in the submittal, adjacent street improvements will be needed along Willow. The intersections at Willow/Linden and Willow/Lincoln will need to be evaluated.

Response: [Acknowledged.](#)

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 08/25/2014

08/25/2014: Existing water mains and sanitary sewers in this area include a 12-inch water main and an 8-inch sewer in Linden, a 24-inch sewer in Willow and 6-inch and 16-inch water mains and a 15-inch sewer in Lincoln.

Response: [Acknowledged.](#)

Comment Number: 2

Comment Originated: 08/25/2014

08/25/2014: There is a ¾-inch water service extending to one of the Keifer Concrete buildings from the 6-inch water main in Lincoln. It appears that the sewer service for this building connects to the 24-inch sewer in Willow; however, this needs to be confirmed with a dye test.

Response: [Acknowledged. No changes to the existing Keifer Concrete buildings are proposed with this initial PDP.](#)

Comment Number: 3

Comment Originated: 08/25/2014

08/25/2014: Any water or sewer lines extending to this site must be used or abandoned at the main.

Response: Acknowledged.

Comment Number: 4

Comment Originated: 08/25/2014

08/25/2014: This project will be responsible for installing an 8-inch water main in Willow.

Response: Acknowledged. A reasonable cost-sharing and/or reimbursement agreement will be pursued.

Comment Number: 5

Comment Originated: 08/25/2014

08/25/2014: The City may need a utility easement extending from the 24-inch sewer in Willow to the southwest. Additional study is needed to make this determination.

Response: Who is expected to conduct said study and make this determination? A multi-purpose easement corridor will be platted immediately east of the new building. However, the extension of the old Chestnut right-of-way blows right through the existing Keifer Concrete building, which is not part of this initial PDP.

Comment Number: 6

Comment Originated: 08/25/2014

08/25/2014: The water conservation standards for landscape and irrigation will apply.

Information on these requirements can be found at: <http://www.fcgov.com/standards>

Response: Noted

Comment Number: 7

Comment Originated: 08/26/2014

08/26/2014: Development fees and water rights will be due at building permit.

Response: Acknowledged.

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 08/26/2014

08/26/2014: The project is located in the RDR zone district. The listed permitted uses include Standard Restaurant, Bar/Taverns, Micro-distillery, retail, offices, Music studios subject to a TYPE1 review.

Response: Acknowledged.

Comment Number: 2

Comment Originated: 08/26/2014

08/26/2014: If existing building are included in the Project Development Plan than that site will need to be brought into compliance with the Land Use Code standards.

If the existing building are not included than an Overall Development Plan will be required.

Response: It was determined (via Ted Shepard email) that an ODP is not needed for this project.

Comment Number: 3

Comment Originated: 08/26/2014

08/26/2014: A landscape plan and Lighting plan is required

Response: Both are being submitted with the PDP.

Comment Number: 4

Comment Originated: 08/26/2014

08/26/2014: Plans will need to include a trash and recycling enclosure.

Response: A trash and recycling enclosure, with a pedestrian entrance, is included in the service area of the project.