

WILMARC MEDICAL – Fort Collins, CO

Statement of Planning Objectives

11 October 2016

- (i) Statement of appropriate City Plan Principles and Policies achieved by the proposed plan. *WilMarc Medical is a light manufacturing and business facility adjacent to buildings of similar scale and use. The parcel is zoned as part of the Harmony-Corridor District (HC) and is situated in the Harmony Technology Park (HTP) mixed use business park. The proposal is consistent with the HTP overall development goals, and the City's vision for development as outlined in the City's principals and policies summarized below:*

a. Economic Health Environmental

EH1.1 – Support Job Creation

The relocation of WilMarc Medical and its employees to Fort Collins would increase support for local businesses and contribute to the City's fiscal sustainability.

b. Health and Sustainability

ENV19.2 – Pursue Low Impact

As part of the development of the site, 75% of all impervious area will be treated by Low Impact Development (LID) strategies to reduce stormwater runoff and improve water quality.

c. Community and Neighborhood Livability

LIV6.2, 10.2, 14.1, 15.2, 30.4

The proposed project complements the surrounding development by maintaining a similar architectural style, form, and proportion. Street trees are proposed along both Technology Parkway and Precision Drive as a buffer between vehicular and pedestrian traffic. Parking is provided along the internal North and East boundaries of the parcel to visually screen parking with the building and landscaping elements.

d. Safety and Wellness

SW-1

The proposed project has been designed to provide the necessary access for emergency service providers. Adequate site lighting is provided for parking areas and walk ways to maintain public safety.

e. Culture, Parks, and Recreation

Although these resources and amenities are not provided on-site, the master developer intends on providing a trail system and open space as part of the larger Harmony Technology Park Overall Development Plan.

f. High Performing Community

HI-2

The proposed project would provide a place of employment for residents already in the area and new residents from outside of the Fort Collins region. These residents would have the opportunity to become involved in the community and contribute to make Fort Collins an attractive place to live.

g. Transportation Plan

T8.1 & T11.1

The proposed project incorporates bicycle parking as well as connecting sidewalks to provide safe and convenient access to support physically active transportation methods.

- (ii) Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.
The proposed landscaping consists primarily of street trees located within tree lawns, shrubs and ornamentals adjacent to the building, and a turf areas along Technology Parkway and a portion of Precision Drive. Low Impact Development features such as bioswales are used to treat the required percentage stormwater on site.
- (iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.
All onsite improvements will be owned and maintained by WilMarc Medical Corporation. Offsite improvements and common areas will be maintained by the master developer (MAVDevelopment) until an association assumes responsibility.
- (iv) Estimate of number of employees for business, commercial, and industrial uses.
WilMarc Medical is a relatively new company with significant growth potential. It is anticipated that the number of employees will increase in accordance with growth in production and may reach 25 office employees and 80 manufacturing and warehouse employees at capacity.
- (v) Description of rationale behind the assumptions and choices made by the applicant.
The applicant's goal is to create a world class facility for their business operations while reinforcing the established design character of the Harmony Technology Park and City development criteria.

The building was sited with the building façade skewed to the intersection of Precision Drive and Technology Parkway, in order to create a dynamic relationship to the intersection and some relief from the building mass at the corner. This also aligns the office portions of the building with views of Long Peak, which is a stated objective within the master development design guidelines.

Along Technology Parkway, a building setback was chosen that falls between the 15' prescribed build to line and the contextual setback established by the building to the south. This relationship to the street also allow for landscape features and drainage around the building in order to direct stormwater to LID features and offsite detention ponds.

The choice was made to place all parking and vehicular use areas toward the interior of the lot to screen them from view and allow for a more compelling streetscape.

- (vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described. *The proposed property has been generally designed in accordance with the City of Fort Collins regulations and design criteria. No Modification of Standard or variances are being requested by the applicant at the time of initial application.*

- (vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated. *The proposed office and light industrial project is consistent with the character and use of existing parcels within the surrounding area, and the approved masterplan for the Harmony Technology Park as developed by the master developer. As confirmed by the environmental characterization study, there are no natural features on the site to mitigate and all nearby natural areas are outside of the required disturbance setbacks for this site.*

- (viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held. *This project is subject to a Type II review by the Planning and Zoning Board, a neighborhood meeting has not been held.*

- (ix) Name of the project as well as any previous name the project may have had during Conceptual Review. *The project name is WilMarc Medical at HTP (Harmony Technology Park). It has previously been referred to as Eldon James Corporation.*

- (x) Parking narrative describing the parking demand generated with consideration of: the number of employees, tenants, and/or patrons; the amount and location of parking provided; where anticipated spill-over parking will occur; and, any other considerations regarding vehicle parking.

The predominant parking areas are situated ideally for employee proximity to staff entrances at the office and warehouse, and guest parking proximity to the main building entrance. It is not anticipated that spill-over parking will occur.

WillMarc Medical is a relatively new company that anticipates significant future growth. This facility is sized to accommodate a large increase in equipment and production capacity. Staff is expected to increase proportionately with production, so parking areas have been sized accordingly for future growth. Using a weighted average approach, future staffing projections at production capacity yield the following:

<i>Office (13,550 SF)</i>	<i>14 spaces min. @ 1/1000 SF</i> <i>41 spaces max. @ 3/1000 SF</i>
<i>Industrial: Employee Parking (80 employees)</i>	<i>40 spaces min. @ 0.5/employee</i> <i>60 spaces max. @ 0.75/employee</i>

Based on the above, minimum parking would be 54 spaces, and maximum would be 101.

100 spaces are provided in the plan, which falls within the maximum under a future growth scenario.