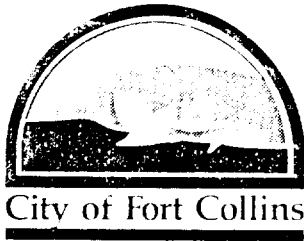


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Development Services  
Planning Department

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April 20, 1989

Mr. Jim Gefroh and Mr. Ric Hattman  
Gefroh-Hattman, Inc.  
145 West Swallow Road  
Fort Collins, CO. 80525

Dear Gentlemen:

Staff has reviewed the request for Preliminary P.U.D. for the Congregate Living Facility (14th Filing) and offers the following comments:

1. A P.U.D. request for a building height over 40 feet must also be reviewed for height considerations. Enclosed please find the "Special Review of Building with Height Over 40-feet" as copied out of the Development Manual. On page 5.18, please note the submittal requirements. Briefly, the submittal requirements call for a shadow analysis, a visual analysis, and a statement of planning objectives addressing the review criteria.
2. The final plat needs to dedicate a 15 foot minimum width utility easement adjoining the north right-of-way of Worthington Circle. Planting of street trees must be coordinated with Public Service Company. Trees should be six feet away from buried gas lines.
3. The Drainage Plan does not meet the Preliminary submittal requirements. Please add the following information:
  - A. All proposed drainage facilities including the approximate area and volume of the detention ponds.
  - B. A note indicating the outfall from the site and downstream conditions and/or downstream restrictions.
  - C. Proposed contours and flow arrows.
  - D. Name of the P.U.D. west of the site and an indication of two runoff from the adjacent site affects the 14th Filing.
  - E. This site will drain into the proposed 7th Filing detention pond. Until the 7th Filing is built, however, there is no outlet to the site. The 14th Filing design must take this into account and provide any interim improvements required.

4. The west side must have a fire hydrant accessible. It may be that the parking lot could be reconfigured to provide unobstructed access to the existing hydrant. Otherwise, an additional hydrant must be added.
5. A new hydrant must be added to serve the east side of the building. This hydrant may be on the public street at the east parking lot entrance.
6. Will the street trees along Worthington Circle be placed in berms? The widened sidewalk to match the nursing home is a good idea but should be offset with berms.
7. The site has tremendous views to the west and north. For this reason, Staff suggests that the sidewalk system linking the patios on the north and east be continued to the west, around the front, and tie back into the sidewalk serving the entry feature. This would offer a walking loop for the residents.
8. Staff applauds the inclusion of the patios on the north and east. However, a 10 wide patio on the north side of a 49 foot building may not be the most pleasing common space. Have you considered adding a patio on the northwest side of the property to be served by the sidewalk loop suggested above? This may result in a more pleasant space.
9. At the neighborhood meeting, it was mentioned that some parking statistics for Congregate Care facilities would be available to justify the proposed parking ratios. Are these data available? Is one handicap parking space sufficient? What are the ratios at the facility on Lemay across from Parkwood?
10. Please specify the perimeter fence. Will this fence be the same plastic coated chainlink, 4 foot in height?
11. Does the client anticipate any pedestrian travel between the Congregate Care and the nursing home? Staff suggests that a sidewalk be constructed between the two uses to keep pedestrians or wheel chairs from having to walk to the ends of the drive aisle to cross to the other site. This could be done in a landscaped island on both sides of the fence to promote pedestrian safety.
12. The site plan indicates two monument signs on the Worthington Circle frontage. The Sign Code would only allow one.
13. Have you considered extending the perimeter sidewalk through the service area on the east side of the building? This would create a loop through the patios and provide a pleasant, secure, outdoor amenity.
14. The C.A.T. Master Plan (amended January, 1988) indicates that there is a possible pedestrian connection across the New Mercer Ditch in between the east line of Parcel N and the west line of Parcel K. Also, Staff discussions with the Everitt Company and Cityscape Urban Design have indicated that bicycle/pedestrian paths would parallel the two ditches north and west of Centre Avenue. The site plan for the Congregate Care facility does not account for this future path and connection. Staff strongly encourages you to consider the ditches as amenities and not something to be fenced off. If

fencing is required for security, then perhaps a gate system could be implemented. It is difficult to imagine the future residents not wanting to have access to a path system that will ultimately link up with the City's Spring Creek trail.

This concludes Staff comments at this time. In order to remain on schedule for the May 22, Planning and Zoning Board hearing, please note the following deadlines:

**Plan revisions are due May 3, 1989**  
**PMT's, colored renderings, and 10 prints are due May 15, 1989**

Please feel free to call and set up a meeting to discuss these comments at your earliest convenience.

Sincerely,

A handwritten signature in cursive script that reads "Ted Shepard".

Ted Shepard,  
City Planner

Enc.

cc: Joe Frank, Assistant Planning Director  
Mike Herzig, Development Engineer