

PROJECT COMMENT SHEET

DATE: 1 Dec 92 **DEPARTMENT:** *Engineering*
ITEM: 53-85AB **CAT** 15th/New Mercer Commons-Prel.

Please respond to this project by Friday, December 15, 1992
Planner: Ted Shepard

- No Problems
- Problems or Concerns (see below)

Need to discuss whether "necking" the street down is really necessary - the traffic study does not address it. Also, it may not be feasible to reconstruct the curb & still be able to meet min. # grades for drainage.

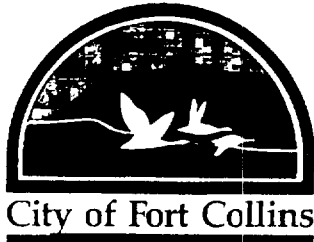
- Are perimeter sidewalks all new construction?

- Need a variance request & design

Date: 12/18/92

Signature: KA/MBH

- CHECK IF REVISIONS REQUIRED:**
- | | |
|--------------------------|-----------|
| <input type="checkbox"/> | PLAT |
| <input type="checkbox"/> | SITE |
| <input type="checkbox"/> | LANDSCAPE |
| <input type="checkbox"/> | UTILITY |



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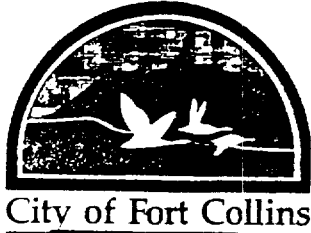
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Date: 12/18/92

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| CHECK IF REVISIONS REQUIRED: | <input type="checkbox"/> | PLAT |
| | <input type="checkbox"/> | SITE |
| | <input type="checkbox"/> | LANDSCAPE |
| | <input type="checkbox"/> | UTILITY |



PROJECT COMMENT SHEET

DATE: 1 Dec 92 DEPARTMENT: *CC TV*

ITEM: 53-85AB CAT 15th/New Mercer Commons-Prel.

Please respond to this project by Friday, December 15, 1992
Planner: Ted Shepard

_____ No Problems

XX _____ Problems or Concerns (see below)

Columbine CableVision would like to work with the Developer on providing service to this Complex. We would like to install at least one conduit to the building for our main line.

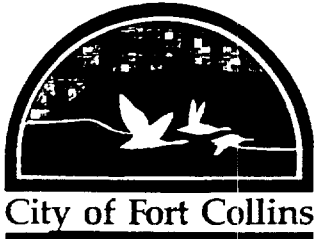
We would also like to see the building wired in a home-run system with cable meeting Columbine CableVision standards.

Date: December 8, 1992

Signature: *Dennis G. Granwald*

CHECK IF REVISIONS REQUIRED:

PLAT
SITE
LANDSCAPE
UTILITY



PROJECT COMMENT SHEET

DATE: 1 Dec 92 **DEPARTMENT:** US West

ITEM: 53-85AB CAT 15th/New Mercer Commons-Prel.

Please respond to this project by Friday, December 15, 1992

Planner: Ted Shepard

 No Problems

 X Problems or Concerns (see below)

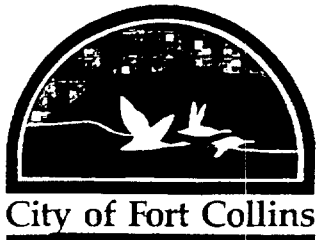
*My concern is how the existing US West
Communication closures will be
incorporated into the new landscaping.*

*Any relocation of existing structures
will be at the cost of the developer.*

Date: 12-04-92

Signature: *Richard L. Siverson*

| | | |
|-------------------------------------|--------------------------|------------------|
| CHECK IF REVISIONS REQUIRED: | <input type="checkbox"/> | PLAT |
| | <input type="checkbox"/> | SITE |
| | <input type="checkbox"/> | LANDSCAPE |
| | <input type="checkbox"/> | UTILITY |



PROJECT COMMENT SHEET

DATE: 1 Dec 92 DEPARTMENT: *Public*

ITEM: 53-85AB CAT 15th/New Mercer Commons-Prel.

Please respond to this project by Friday, December 15, 1992

Planner: Ted Shepard

No Problems

Problems or Concerns (see below)

Since the rear lines of sidewalks in general correspond to street right of way lines, the final plat will need to dedicate 15' wide utility easements adjoining Center Avenue & Worthington Circle right of way lines in Mercer Commons P.U.D.

Planting of trees will also have to be coordinated closely with Public Service Co. No trees will be allowed within 4' of any natural gas line.

Date:

12/3/92

Signature:

Ray Hunt

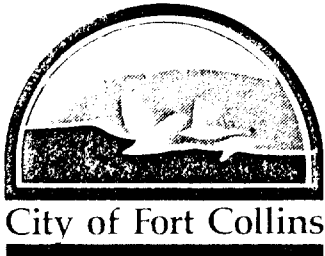
CHECK IF REVISIONS REQUIRED:

PLAT

SITE

LANDSCAPE

UTILITY



Community Planning and Environmental Services
Planning Department

December 22, 1992

Mr. Frank Vaught
Vaught-Frye Architects
1113 Stoney Hill Drive
Fort Collins, CO 80525

Dear Frank:

The Planning Department has conducted the interdepartmental review for New Mercer Commons Preliminary P.U.D. The following comments are offered:

1. The Public Service Company is concerned that back of the perimeter sidewalks generally correspond to the edge of the right-of-way line. This will require a 15 foot wide utility easement along the public street to accommodate natural gas facilities. Also, the location of street trees should be coordinated with Public Service Company so that trees are kept a minimum of four feet from underground gas lines.
2. U.S. West cautions that any relocation of existing facilities will be at the expense of the developer.
3. Columbine Cable Vision would like to work with the developer on providing service to this complex by installing at least one conduit to the building for a main line. In addition, Columbine Cable Vision would like to wire the building with a "home-run" system with cable meeting minimum standards.
4. The plat should dedicate the half width of Centre Avenue as publicly dedicated right-of-way. Presently, Centre Avenue is only dedicated by the S.I.D. as an access easement. It is the City's desire to upgrade this dedication to the normal, fee simple, dedication as public right-of-way.
5. Staff is concerned about the "necking down" of Worthington Circle from 36 feet to 24 feet. It is acknowledged that it is important to link the two facilities on the north side of the street to the amenities on the south. Narrowing of the public right-of-way, however, may be an inappropriate method by which to accomplish this purpose. Perhaps a crosswalk with yellow caution signs would be sufficient. At minimum, a variance request, prepared by a licensed professional engineer, would

be required to narrow the width of a public street. Further, it may not be feasible to reconstruct the curb and still be able to meet minimum flowline grades for drainage purposes.

6. Staff applauds the designation of a 3.5 acre "park" with a network of pedestrian paths. This amenity will create a campus type atmosphere that will enhance the proposed and existing facilities. Staff suggests that the internal path network be supplemented with two access points to the perimeter. One access could align with the southerly curb for Centre Professional Park on Worthington Circle. Another connection is suggested between the west edge of the detention pond and the third berm from the corner of Worthington Circle and Centre Avenue. These two points would help integrate the "campus" with the balance of the C.A.T.
7. The site plan indicates the path network to be six feet wide. The landscape plan indicates seven feet wide. Please clarify.
8. The median at the Centre Avenue curb cut should be placed behind the right-of-way line so it is on private property.
9. It is suggested that the curve on the sidewalk between the southwest corner of the Assisted Living Unit and the parking lot should be softened and provided with a flared ramp for easy access to the parking lot.
10. The Parking Data should indicate that the 18 garage spaces will be for the Worthington Place project.
11. At the time of Final P.U.D., the architectural detail of the three garage units must be provided. It will be important to blend these garages with main structure. Also, with the close setback from Worthington Circle, these garages will have an impact on the streetscape.
12. Please check Note #5. This should read: "The City will not be responsible for maintenance of on-site storm drainage facilities".
13. Will 10 spaces be enough for the daycare function? It is unclear from the written materials how this activity operates. Perhaps an additional explanatory paragraph should be added to the Planning Objectives.
14. Please label the structures within the park area. Are these a gazebo and a picnic shelter?
15. Please adjust the spelling to "Centre" Avenue.
16. The building occupancy classification must conform to the Building Code for health care uses. The secured courtyards must be provided with gates for emergency access. The east side of the loop access drive must be signed "No Parking -

Fire Lane" and the curb painted red.

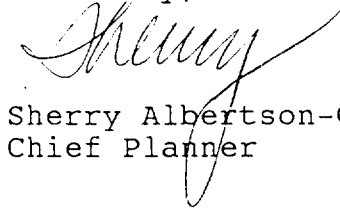
17. Any units with kitchens would pay a parkland fee; otherwise, one fee is required as a "group quarters" use.
18. A native/drought tolerant turf blend is recommended for the park/detention area to reduce water consumption. We would also recommend a more naturalistic approach to this area. A "backyard wildlife habitat" approach would seem compatible with the proposed use and might enhance the area for users. Such an approach would also reduce long term maintenance requirements.
19. The Commission on Disability would like to work with the architect in establishing accessibility features for the Assisted Living Units and suggested that the carport cover extend over the driveway and drop-off areas for both units. Please contact COD Chairman Jim Reigles at 221-3878.
20. Clarification is needed regarding the proposed building materials and architecture, by providing a narrative or preliminary elevations.
21. Clarification is needed whether perimeter sidewalks are new construction or existing.
22. Storm drainage comments will be delivered under separate cover.

This concludes Staff comments at this time. Please note the following deadlines for the January 25, 1993 Planning and Zoning Board hearing:

Plan revisions due January 6, 1993
P.M.T.'s, 10 prints, renderings due January, 19, 1993

As always, please call if there are any questions or concerns regarding these comments, or to set up a meeting to discuss the comments in detail.

Sincerely,



Sherry Albertson-Clark (for Ted Shepard)
Chief Planner

xc: Kerrie Ashbeck, Civil Engineer



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 1 Feb 1993 DEPARTMENT: P.S.

ITEM: 53-85AC C.A.T. 15TH (NEW MERCER COMMONS PUD) -F

Please respond to this project by Friday, February 12, 1993

Planner: Ted Shepard

 No Problems

 X

Problems or Concerns (see below)

LANDSCAPING ON THE NORTH SIDE OF CENTRE AVE
NEEDS TO BE COORDINATED WITH PUBLIC SERVICE TO
ALLOW INSTALLATION OF A 4" GAS MAIN IN THE
15' ACCESS AND UTILITY EASEMENT. A 4' MINIMUM
CLEARANCE BETWEEN TREES AND GAS MAIN NEED TO
BE MAINTAINED.

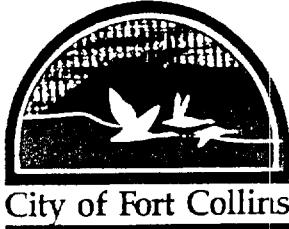
Date: 2/3/93

Signature:

CHECK IF REVISIONS REQUIRED:

-
-
-
-

PLAT
SITE
LANDSCAPE
UTILITY



PROJECT COMMENT SHEET

DATE: 1 Feb 1993 **DEPARTMENT:** *U.S. West*

ITEM: 53-85AC C.A.T. 15TH (NEW MERCER COMMONS PUD) -F

Please respond to this project by Friday, February 12, 1993

Planner: Ted Shepard

T No Problems

 Problems or Concerns (see below)

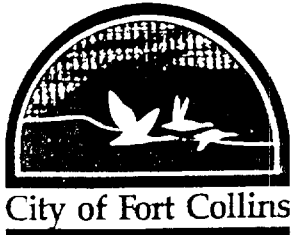
Date: *Feb. 5, 1993*

Signature:

Richard L. Alverson

CHECK IF REVISIONS REQUIRED:

PLAT
SITE
LANDSCAPE
UTILITY



PROJECT COMMENT SHEET

DATE: 1 Feb 1993 **DEPARTMENT:** *ENGINEERING*

ITEM: 53-85AC C.A.T. 15TH (NEW MERCER COMMONS PUD) -F

Please respond to this project by Friday, February 12, 1993

Planner: Ted Shepard

 No Problems

 X Problems or Concerns (see below)

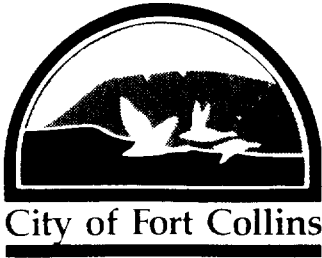
- We still need a variance request to see if we are going to allow the proposed street narrowing at the ped x-ing. We have asked the engineer to justify his design & discuss safety so we can make a decision after discussing his argument w/ traffic & streets
- Other comments are on utility plans

Date: *2/19/93*

Signature: *KA / MRA*

CHECK IF REVISIONS REQUIRED:

PLAT
SITE
LANDSCAPE
UTILITY



February 19, 1993

Mr. Frank Vaught
Vaught - Frye Architects
1113 Stoney Hill Drive
Fort Collins, CO 80525

Dear Frank:

Staff has reviewed the request for Final P.U.D. for New Mercer Commons and offers the following comments:

1. The "necking-down" of Worthington Circle appears to have merit in that the adjoining uses will combine with New Mercer Commons to create a campus environment. A variance request, however, must be submitted in order to justify the deviation from the standard design for a local street. The variance should be prepared by a registered professional engineer. After the submittal of the variance request, the affected City departments will review the issue.
2. There are seven existing street lights on Centre Avenue and Worthington Circle that are impacted by the proposed attached sidewalk. These street lights will have to be relocated behind the sidewalk. It is estimated by Light and Power that the cost of relocation will range from \$300 to \$400 per street light.
3. The landscaping proposed for the north side of Centre Avenue will have to be carefully coordinated with the Public Service Company in order to allow the installation of a four inch diameter gas main in the 15 foot wide utility easement. Public Service Company requests that trees be kept a minimum of four feet, in horizontal distance, from the underground gas line.
4. The legal description on the plat does not match the survey. The discrepancy is with the distance at the southwest corner along Centre Avenue. Is the distance 220.23 feet or 220.53 feet? Please verify.
5. The plat should provide a description of the outer boundary monuments.
6. The groups of Austrian Pines at both intersections of Centre and Worthington Circle may cause sight distance visibility problems as the trees mature. Shifting these groups more interior in the project should eliminate this potential problem.

7. It is suggested that where bluegrass turf is specified, that it be substituted in favor of a fescue blend. The watering needs of the fescue is less than for bluegrass, and the appearance is similar.
8. The Parks and Recreation Department cautions that the picnic shelter and gazebo next to a pond will be very attractive for geese. Depending on the applicant's point of view, this may or may not be considered a nuisance.
9. As of this writing, the Planning Department has not received architectural elevations for the building, garages, and courtyard walls. Please provide three sheets so these documents can be reviewed.

This concludes Staff comments at this time. Please note that comments pertaining to the Utility Plans have been forwarded to the consulting engineer under separate cover. The following schedule is for the March 22, 1993 Planning and Zoning Board hearing:

Plan revision are due Wednesday, March 3, 1993
P.M.T.'s, 10 prints, colored renderings are due March 15, 1993
Final documents are due March 18, 1993.

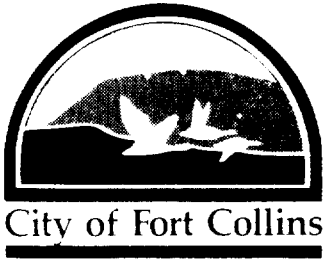
Please call if you have questions regarding this schedule of the comments.

Sincerely:



Ted Shepard
Senior Planner

xc: Sherry Albertson-Clark, Chief Planner
Kerrie Ashbeck, Civil Engineer



June 25, 1993

Frank Vaught/Kathy Mathis
Vaught-Frye Architects
1113 Stoney Hill Drive
Fort Collins, CO. 80525

Dear Frank and Kathy,

Staff reviewed your submittal for **New Mercer Office P.U.D. (Lot 3, C.A.T. 15th Filing)** at our regularly scheduled Interdepartmental Meeting on June 21, 1993, and would like to offer the following comments:

1. General Note 11 on the Final Site Plan should be changed to read:

"This development is located in the Residential Neighborhood Sign District and is subject to the requirements of Ordinance No. 141, 1992 of City Code. The Planning and Zoning Board will review the location of all proposed flushwall signs. The architectural elevations show the locations of all proposed flushwall signs. All other aspects of signage for this development are regulated by the City's Sign Code."

Administrative changes for signage will not be required. Sign permits will be issued upon receipt of a sign permit application which must show compliance with City Code.

2. The Landscape Plan must note when the completion of the landscaping is required and will occur (i.e. - completion or collateral for 125% of landscaping before issuance of certificate of occupancy).
3. The street light on Worthington Circle will need to be relocated to the rear of the attached sidewalk, and this will be at the developer's expense. A suitable location for the transformer should be coordinated with Bruce Vogel of **Light & Power**. Bruce can be reached at 221-6700.
4. The outdoor lighting for the entrance, exit, and parking areas must be adequate for regular use as well as for safety for staff, residents, and other users during hours of darkness.

5. Does the utility plan submitted with this request reflect the approved utility plan for the Alzheimer's facility to the east? If not, then the two plans should be revised or amended to make them in agreement with one another. Comments from the **Water/Wastewater Department** are being forwarded to you on a red-lined copy of the Landscape Plan. Also, comments are being forwarded to your engineer on a red-lined copy of the utility plans. Both of these red-lined plans should be returned to the City when revisions are complete. Please contact Mark Taylor at 221-6681 with questions pertaining to water and sanitary sewer services.
6. A copy of the **Stormwater Utility's** comment sheet is attached to this letter. Your engineer is receiving a red-lined copy of the revised utilities and drainage plan for this site. This red-lined copy should be returned to the City when the revisions are done. Please contact Kate Malers at 221-6589 with questions pertaining to storm drainage.
7. Where do the stairs lead to in the northwest corner of the building? Elevations for all four sides of the building must be submitted. Presently only the north and east elevations have been received.
8. The northwest corner around the trash enclosure should be landscaped. This area gets fuzzy and lacks detail on the Landscape Plan.
9. The bicycle rack shown on the Site Plan is not shown on the Landscape Plan and should be for consistency.
10. Buffering or screening of the parking area adjacent to Worthington Circle should be provided. Berms and/or additional plant materials should be included.
11. The standard landscape notes should be added to the Landscape Plan.
12. There is an approved sidewalk around the loop drive on Lot 1, at the northwest "corner", that should be shown on this site Plan.
13. It seems as if the attached sidewalk along the south side of Worthington Circle should continue along the south side of the driveway onto this lot and connect close to the building somewhere in the area of the trash enclosure.

This completes the review comments at this time. Additional comments may be forthcoming as the various departments and reviewing agencies continue to review this request. Please be aware of the following dates and deadlines to assure your ability to stay on schedule for the July 26, 1993 Planning and Zoning Board hearing:

Plan revisions are due July 7, 1993 by 12:00 noon. Please contact me for the number of folded revisions required for each document.

PMT's, renderings, and 8 folded copies of final revisions (for the Planning and Zoning Board packets) are due July 19, 1993.

Final documents (including the signed development agreement, applicable mylars and utility plans) are due July 22, 1993 by 12:00 noon.

Please contact me at 221-6750 if you have questions or concerns related to these comments. I would like to schedule a meeting with you as soon as possible, if necessary, to discuss these comments.

Sincerely,



Steve Olt
Project Planner

xc: Kerrie Ashbeck
Sherry Albertson-Clark
Advance Planning
Stormwater Utility
Transportation
Stewart and Associates
file/Project Planner