



July 24, 1993

Mr. Bruce Darden
Roth-Sheppard-Pasqua Architects
2185 Broadway
Denver, CO 80205

Dear Mr. Darden:

The Planning Department has coordinated an interdepartmental review of the Cinema Savers 6-Plex Theatre at the Centre for Advanced Technology, Preliminary P.U.D. The following comments are offered:

1. The City of Fort Collins Stormwater Utility will be providing comments to the consulting engineer for the project under separate cover. The client/developer should be aware that the materials submitted did not meet the requirements of the Stormwater Utility. Specifically, the preliminary drainage information does not demonstrate that the proposed development is consistent with the drainage and detention requirements that will be imposed on the site.
2. This particular filing represents the 16th Filing, not the 15th Filing as indicated.
3. The Public Service Company will require that, at the time of Final Plat, an eight foot wide utility easement be dedicated adjoining the westerly right-of-way line of Worthington Circle. Planting of trees must be closely coordinated with PSCo so that trees are not located within four feet of any gas line.
4. The Poudre Fire Authority will require an automatic fire extinguishing system which must be supplied by a fire sprinkler service line. This line should be indicated on the Utility Plans.
5. At the time of Final Plat, the fire access roadways must be dedicated as emergency access drives.
6. The City of Fort Transportation Department has not yet completed its review of the traffic impact analysis. An initial comment, however, is that Worthington Circle will have to connect to Worthington Avenue in order to distribute the traffic. Additional comments regarding the traffic issues will be forthcoming as soon as they become available. (It is anticipated that a discussion on the participation of users in Tract R in the construction of Centre Avenue from Research to Prospect Road will

have to take place so that expectations are clearly communicated.)

7. As mentioned at Conceptual Review, the P.U.D. must demonstrate a commitment to promote alternative forms of transportation (walking and bicycling). A 10 foot wide, concrete path should be constructed connecting the sidewalk system at the Drake/Shields intersection to the front door area of the theatre. This will provide a safe, convenient link to the large student population residing in the apartments south of Drake Road.

8. The site plan should provide a larger area for bicycle parking near the front entry. In order to truly promote alternative modes, Staff feels the bicycle experience should be enhanced and not considered an afterthought or subordinate to automobiles. For these reasons, the bicycle parking area should be protected from weather by an attractive, well-designed, enclosure. This enclosure could be a detached "carport-like" structure or an attached roof or overhang. Such an amenity will make a strong affirmative statement that the City of Fort Collins and Cinema Savers sincerely promotes alternatives to the automobile.

In addition, this area should feature bicycle racks that are permanently anchored to concrete. The enclosed area should not interfere with other pedestrian walkways or drive aisles. The bike parking area should be safely illuminated and not be a dark zone. This area should not be located in a remote area of the parking lot but should be near the front entry for security purposes.

9. The site plan should label the handicap parking spaces with an "H". Be sure all handicap parking spaces lead to the front entry by ramps without interference from cars in the parking lot.

10. The data table should indicate how many total seats in the building. The number of parking spaces should then be stated as a ratio to the number of seats. For example, if there are 1,200 seats and 250 parking spaces, then the ratio is one parking space per 4.8 seats.

11. A note should be provided on the site plan that the available parking spaces are to be shared with the balance of the retail center during times when movies are not being shown. Please include the probable times that movies will be shown on a weekday and weekend basis. It is expected that the Tract R retail center will feature internal cross-access easements among all users.

12. The site plan should indicate the number of parking spaces per bay.

12. The building envelope should indicate emergency exit locations.

13. In general, the landscape plan needs to be enhanced to mitigate the large asphalt area and the mass and scale of the building. The following comments apply to the landscape plan:

A. The Davis property should be provided with a stronger buffer from the parking lot. This would include a berm at a minimum of four feet to screen headlights with a generous amount of coniferous plant material for visual and acoustic massing. Our latest communication with Mrs. Davis is that she is a long term resident and does not plan on selling out to the retail developer.

B. The parking bay on the far southwest property line is totally unscreened. This area should feature a landscaped area running the total length so that the headlights and glare are minimized. It is conceivable that these 18 spaces could become one-half of a future island with parking opposite that serves the future retail center. Perhaps the landscaping for these 18 spaces could be provided "offsite" with the benefit of an easement from the landowner. Also these 18 spaces should be broken up with a landscaped island at the midpoint of the bay..

C. The adjacent parking bay to the northeast should also be broken up with an island that is 38 feet long (two stall lengths). Such an island should feature two shade trees and enough shrubs to cover at the time of maturity.

D. Again, moving to the next parking bay to the northeast, a landscape island must be provided to break up the long row of parked cars.

E. Where the continuous island is provided, this area should be treated with a row of shade trees rather than just the three as indicated. With 270 feet of length, this area should be treated with a sufficient amount of deciduous shade trees to create a canopy effect.

F. Landscaping should be provided around all sides of the building to soften the mass and scale of the structure. The blank southeast wall is unacceptable.

G. Along the Worthington Circle streetscape, two more deciduous shade trees should be provided on the northwest side of the main access point for a total of five.

14. The parking lot does not appear to have efficient access points. For example, the parking lot's westerly access point by the tune-up shop does not appear to line up with either of the drive aisles. Also, has any consideration been given to providing another access to the C.A.T. 10th P.U.D. between the tune-up shop and the future retail building? Similarly, the access point on Worthington Circle located at the far southeast corner looks as if it is designed for one-way inbound traffic. Is this the case? While the main access point appears clear, the other points appear vague or improperly designed. Please give some thought to how traffic will disperse from the parking lot and onto the street network.

15. The site plan should indicate dimensions of the building envelope and setbacks from adjacent property lines.

16. Staff is very concerned about the boxiness of the structure. In particular, the northeast and southeast elevations are very boring and provide no relief from the long monotonous lines. The one horizontal band appears inadequate to mitigate mass, scale and height of the building.

Staff recommends that a brick band be added around the base add color and texture to the structure. This band could be eight feet in height. The columns on the northwest and southwest elevations could be brick to match this band. Additional horizontal reveals could use brick as an accent. Has any consideration been given to the use of color within the precast concrete or concrete block? Examples abound of these materials using a color to soften the appearance of the structure.

17. Has any consideration been given to adding variety to the roofline? Will there be screen walls or a parapet wall to hide the H.V.A.C. equipment? Has any consideration been given to create a more dramatic entry? Is there sufficient queuing area? Does the queuing area offer protection from inclement weather? Will the exit doors just be a plain metal door that is flush with the exterior wall?

In general, the building lacks angulation, curves, fenestration, insets, reveals, arched (or detailed) exit doors or other features that make the building more aesthetic and interesting. It is Staff's expectation that the building will be upgraded to reflect the quality found in the C.A.T.

18. Staff is very concerned about lighting and illumination spillage. The parking lot pole-mounted lights should not exceed 20 feet in height and feature down directional, 90 degree cutoff luminaries. Building mounted lighting must also be down directional and not cast illumination outwards. It is our experience that high pressure sodium is a vastly preferable light source than mercury vapor. High pressure sodium is more efficient over the long run and casts a more pleasing, softer light with no loss of illumination. At the time of Final P.U.D., Staff will require the developer to provide specification sheets on exterior lighting fixtures.

19. The site plan should contain a vicinity map, and the title should be placed in the lower right hand corner. Please add a legal description (C.A.T. 16th Filing) and reference quarter section, section, range, township, city, county, and state.

20. The site plan should indicate the probable location of the trash enclosure, transformer, and all handicap ramps.

21. The architectural elevations should include the location and dimensions of flush wall signs.

22. The site plan should indicate the zoning and surrounding land uses of the adjacent properties.

23. Please add the following notes to the P.U.D. Site Plan:

- A. Building to be equipped with an approved, automatic fire extinguishing system meeting the requirement of the Poudre Fire Authority.
- B. Refer to Subdivision Plat and Utility Plans for locations of all easements, utilities and stormwater detention areas.
- C. Handicap access ramps to be provided at all street and driveway intersections in accordance with City of Fort Collins standards.
- D. Maintenance of all drives, islands, and open space to be the responsibility of the owner.
- E. All rooftop mechanical equipment will be totally screened.
- F. All signs to comply with City Sign Code unless specific variances are granted by the Zoning Board of Appeals. Onsite directional signage shall contain no reference to advertising, logo, trademark, symbol, or other commercial message and shall not exceed four square feet.
- G. Exterior lighting, both pole mounted and building mounted, shall feature down directional, sharp cutoff luminaries.
- H. Trash enclosure to be mounted on concrete and be constructed of materials to match the building's exterior. One side shall be a solid gate.

This concludes Staff comments at this time. Please note the following deadlines for the August 23, 1993 Planning and Zoning Board meeting:

Plan revisions are due Thursday, August 5, 1993
P.M.T.'s, 10 prints, and colored renderings are due Aug. 16th.

As always, please feel free to call our office to discuss these comments or to arrange a meeting to discuss the issues in depth.

Sincerely:


Ted Shepard
Senior Planner

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



Community Planning and Environmental Services

Planning Department

October 18, 1993

Mr. Bruce Darden
Roth Sheppard Pasqua Architects
2185 Broadway
Denver, CO 80205

Dear Bruce:

Staff has conducted its interdepartmental review for Cinema Savers Final P.U.D., Centre for Advanced Technology, 16th Filing. The following comments are offered:

1. The proposed location of the electrical transformer presents problems for the Light and Power Department. Since it is not accessible from one side by hard surface, landscape materials will be destroyed during a change-out operation. It is not the policy of the utility to replace damaged landscaped materials. Further, maneuvering around landscaping could delay change-out during an emergency situation. Therefore, it is strongly recommended that the transformer be relocated so that it is within eight feet of hard surface.
2. As mentioned at conceptual review, transformers must be screened from public view. This can be accomplished by solid wall screening that meets minimum clearances or by landscape materials. If using a solid wall, the exterior must match that of the building and a swinging gate should be provided. If using landscaping, one side should be left open for access.
3. Development of this parcel will require an offsite drainage easement. This requires a separate deed of dedication that must be presented to the City and is then recorded with the Larimer County Clerk and Recorder. Or, if the owner of the property on which the drainage easement sits signs off on the subdivision plat, then a separate deed of dedication, with separate legal description, will not be necessary.
4. The Utility Plans will require more detail on driveway design including dimensions, curve data, etc.
5. The Utility Plans should address whether or not offsite grading is necessary in order to transition the Worthington Circle improvements smoothly into the existing ground adjacent to the site on the northeast side.

6. Sidewalks must be provided with ramps at street and driveway intersections. These ramps should be indicated on the Site Plan.
7. It has been our understanding that the Everitt Companies and Cinema Savers would cooperate to provide a pedestrian access path connecting the Drake/Shields intersection with the front entry and bike rack area of the theatre. This path must be shown on the site plan. It should be eight feet wide and constructed of concrete. It may be noted on the plans that this path is considered temporary and may be relocated or shifted (but not deleted) depending upon future development within the center. This path should have ramps where necessary. It is suggested that a handicap parking stall be placed on the southwest row of parking so its ramp can double as a ramp for the path and enhance the connection to the front entry.

The design of the path should be specified on the Utility Plans. An easement should be provided for the path and shown on the plat. As with the offsite drainage easement, if the Everitt Companies signs off on the plat, then a separate deed of dedication for the easement will not be necessary. This path is considered to be a critical component of the transportation network.

8. Similarly, there has been a verbal commitment from the Everitt Companies to provide a vehicular access from the center into the east side of the Davis property. At this point, it is not clear where this access point will be located and how it fits into the circulation system. Nor is it clear if the construction will be tied to development of this property. These issues must be resolved and any improvements must be shown on the Site Plan. Finally, the timing of the connection must be established. Will the connection be constructed as part of Cinema Savers or to be completed at a future date?
9. Staff is concerned about the lack of detail regarding exterior lighting of the building and parking lot. Note H is a good start. What is lacking, however, is a detail on the height of the fixtures and the type of lamps. As mentioned in previous correspondence, the Planning Department is concerned about illumination and the potential of offsite intrusion. As a result, the fixtures should be described in more detail. Specification sheets from the manufacturer for both the pole-mounted and building-mounted fixtures must be provided. Staff has also requested that lamps be high pressure sodium versus mercury vapor or metal halide. The wattage should also be specified.
10. The following comments apply to the Landscape Plan:
 - A. There is one street tree on the northwest side of the main entry drive that conflicts with a proposed

streetlight. This tree should be replaced with an ornamental tree which may be allowed to be planted within 15 feet of the fixture. This tree is illustrated on an attachment to this letter. It is recommended that a crab tree be planted in this location to help fill in the gap. The Spring Snow, Radiant, Indian Magic, or Prairie Fire are suggested as species that do well in our climate.

- B. The revised Landscape Plan should indicate screening material for the gas meter on the east side of the building and the treatment around the relocated electrical transformer.
- C. Note Five is a concern to Staff. The issue is the timing of future development in the center which could then buffer the parking lot from the Davis property. Staff is concerned that the timing of such future development is very uncertain. Given that the landscaping along the Davis property line will add value to the center as a whole, regardless of the timing or extent of future development, it should be installed upon completion of the building. The greater the maturity of this plant material, the more effective the screening for future development within the center. Consequently, this note should be deleted.
- D. Similarly, Note Six is also a concern. It is unclear as to why landscape materials designed to buffer the building are not needed to be installed upon completion of the building. The Planning Department is not aware of any impending development in the center that would effectively screen this wall. Since there is such uncertainty as to timing and extent of future development, this imposing wall will need to be screened, regardless of what occurs to the east and at what time. The timing of development to the east does not change the fact that this area needs treatment. Consequently, Note Six should be deleted.
- E. Based on the above two comments, Staff expects all landscaping shown on the Landscape Plan to be installed in conjunction with the request for certificate of occupancy. If there are weather delays, or unexpected delays and the installation of landscaping requires a little extra time to be completed, then the developer can secure the uninstalled landscaping with a financial instrument. The intent is to allow flexibility based on unanticipated construction delays, not to postpone landscaping into future growing seasons. In order to clarify this intent, please add the following note to the Landscape Plan:

"All landscaping must be installed prior to certificate of occupancy or secured with cash,

irrevocable letter of credit, escrow, or performance bond for 125% of the valuation of the plant material. Such financial instrument may not be used to postpone landscaping installation for a period of greater than 30 days."

- F. Staff is concerned about the loss of berming along Worthington Circle. The Preliminary Landscape Plan indicates three distinct berms northwest of the access drive/Worthington Circle intersection and one longer continuous berm southeast of the intersection. These berms provide strong visual relief from the large parking lot and will help screen headlights. These berms should be reinstated and indicated on the Final Landscape Plan.
11. It will be recalled that the Preliminary P.U.D. contained a condition of approval addressing the architectural concerns. Condition Number Two asked that the architectural elevations be enhanced so that there is less reliance on gray-toned concrete block. This could be in the form of color, texture, shape, or any other distinguishing characteristic. The final submittal did not contain any architectural elevations or any indication as to how this condition of approval has been met. Such information should be provided.
 12. Be sure to include signage information on the elevations.
 13. The Site Plan should indicate that the double loaded parking lot drive aisles are 24 feet in width.
 14. Handicap and Compact parking stalls must be provided a raised identification sign. This could be an issue where handicap stalls face the sidewalk. Unless sleeves are installed while the sidewalk is being poured, it will be difficult to provide the proper signage.
 15. Be sure to label the Site Plan as Sheet 1 of 3, the Landscape Plan as Sheet 2 of 3 and the Elevations as Sheet 3 of 3.
 16. The title of the P.U.D. should appear in the lower right corner of all sheets.
 17. The Site Plan should contain an ownership statement and signature block with a notarial block for the ownership signature. The Site Plan should also contain a Planning and Zoning Board approval block.
 18. The vicinity map should indicate the location of the subject site as well as provide a north arrow. Also, please label Centre Avenue and Shields Street.
 19. The Site Plan must be submitted on 24" x 36" sheets.

This concludes Staff comments at this time. In order to remain on schedule for the November 15, 1993 Planning and Zoning Board meeting, please note the following deadlines:

Plan revisions are due October 27, 1993.

P.M.T.'s, 10 prints, colored renderings are due Nov.8, 1993.

Prior to recording, the Planning Department will need final documents of the Site Plan, Landscape Plan, Architectural Elevations, Site and Landscape Covenants, Utility Plans, and Development Agreement. (Please be aware that the Stormwater Utility will require an Erosion Control Bond prior to allowing work to begin.)

As always, please do not hesitate to call our office to discuss these comments.

Sincerely:


Ted Shepard
Senior Planner

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

Encl.