

# CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

## MEMORANDUM

TO: *Public Service, Gary Huett*  
FROM: Mike Herzig, Development Coordinator  
RE: Subdivision Utility Plans  
DATE: February 8, 1988

Submitted for your review and comment are utility plans for:

Centre for Advanced Technology, Parcel J

Please respond by:

February 16, 1988

FEB 11 1988

*No comments.*

*Gary Huett  
2/10/88*

# CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

## MEMORANDUM

TO: Bob Snow  
Mountain Bell-Engineering  
124 W. Magnolia  
Fort Collins, CO 80521

FROM: Mike Herzig, Development Coordinator

RE: Subdivision Utility Plans

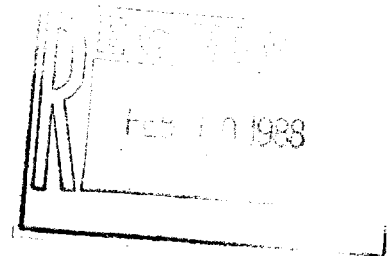
DATE: February 8, 1988

Submitted for your review and comment are utility plans for:

Centre for Advanced Technology, Parcel J

Please respond by:

February 16, 1988



*No Problems with preliminary  
drainage & grading plans.*

*02-10-88 Rich Skiverson*

# CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

## MEMORANDUM

TO:

FROM: Mike Herzig, Development Coordinator

RE: Subdivision Utility Plans

DATE: February 8, 1988

Submitted for your review and comment are utility plans for:

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Please respond by:

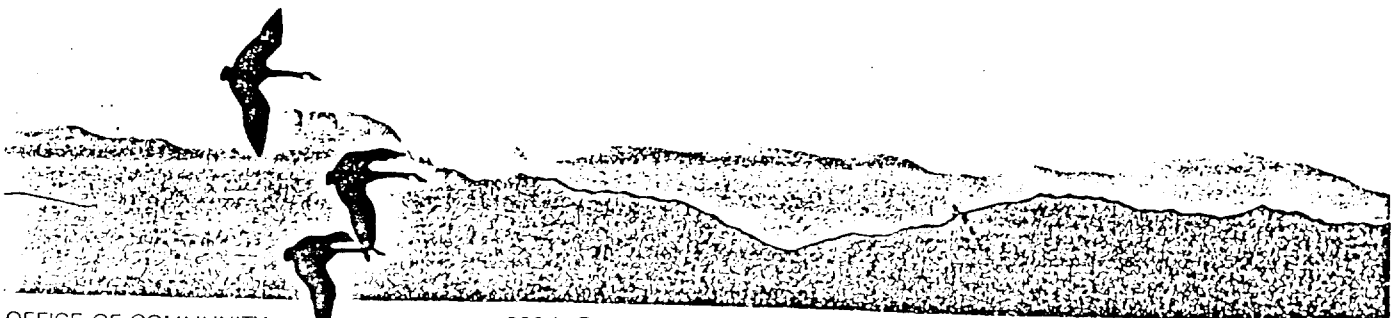
February 16, 1988

*COMMENTS BY JIM FAUCHNER*

*1. PRELIMINARY PLANS ARE SKETCHY & HARD TO MAKE DEFINITIVE*

*COMMENTS ON . . .*

*2. MAIN ROAD HAS SHARP CURVES & RADII - TRAFFIC FLOW MAY NOT  
BE SMOOTH*



DATE: 8 Feb 88

DEPARTMENT: Eng

ITEM: 53-85L CAT, Parcel J - Lifecare Preliminary

- No Problems
- Problems or Concerns (see below)

MAIN THRUWAY HAS MANY KINKS  
& SHARP RADII - TRAFFIC WILL NOT  
FLOW SMOOTHLY *JVH*

Date

Signature

# CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

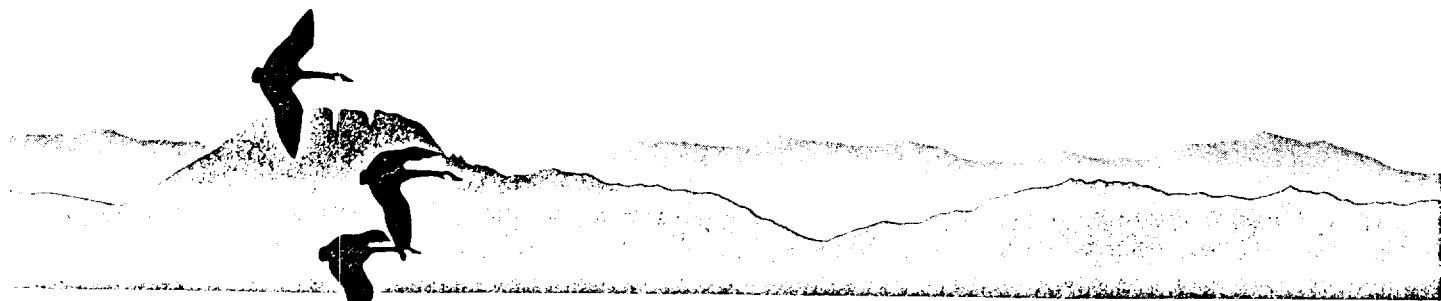
February 19, 1988

Mr. Frank Vaught and Mr. Tony Hughs  
Vaught - Frye Architects  
2900 South College Avenue  
Fort Collins, CO. 80525

Dear Mr. Vaught and Mr. Frye:

Staff has reviewed the preliminary P.U.D. for Lifecare Center on Parcel J of the Centre for Advanced Technology and offers the following comments:

1. The Light and Power Department will require an 8'-10' wide easement through the parcel from Shields Street east to Centre Avenue. This will facilitate a 3 phase loop feed for the nursing home and the retirement center.
2. The existing sanitary sewers in Hill Pond do not have the capacity needed to serve the proposed development on this site. The existing sewer on the east edge of the property must be extended.
3. It is the preference of the Water and Sewer Department that untreated water from the Larimer County Canal Number 2 be used to irrigate the landscaping.
4. The final plat will need to dedicate 15 feet minimum width utility easement adjoining the easterly right-of-way line of Shields Street. The final plat will also need to dedicate a utility easement for a proposed gas line from Shields Street through this project to the east to eventually tie to Centre Avenue. The developer should contact Public Service Company to coordinate the location of this easement.
5. The fire hydrant at the senior service center must be relocated approximately 200 feet east to be accessible directly from the main access drive.
6. The nursing center must be equipped with fire sprinkler system. Show the fire service main on the utility plan.



7. The senior service center exceeds the 150 foot fire access requirement and must be equipped with a fire sprinkler system.
8. The retirement center must be designed and constructed in accordance with the local building code amendments and water supply capacities. Fire sprinkler coverage may be required. If building is three stories or less, special residential type sprinkler design may be used. For further details, please contact the Poudre Fire Authority.
9. All buildings must be shown on the site plan within a building envelope. Please include covered entries and covered parking areas.
10. The final site plan should include easements.
11. The size for a handicapped parking stall is 12 x 19 if next to a ramp, or 13 x 19 if not next to a ramp.
12. Please describe any fencing that may occur on the site. Details would include location, type of materials, and height.
13. Please eliminate the townhome area from all the site plans. Just leave this area blank and call it a future phase. Since this area is not being reviewed, including it would add confusion.
14. The internal access road does not flow well. It appears to be too convoluted. Curves are preferred to tangents. There are an excessive amount of intersections. Three of the intersections are not at 90 degrees. Also, there are areas of pavement which do not appear to contribute to the function of the street. Please examine the design and function of the internal access road to promote efficiency and safety.
15. The Department of Natural Resources is encouraging the use of backyard wildlife habitats. With open areas and the two ditches, the site lends itself well to promoting a wildlife habitat. Such treatment would be considered an asset for the residents. Please consult the Department of Natural Resources for details and participation in this program.
16. The loop drive in front of the 149 bed retirement center should be given a sidewalk to connect to the sidewalk on the internal access drive. This sidewalk should be on both sides of the loop drive.
17. Staff is very concerned about preserving existing trees along the ditch. Please explain why the existing trees would only be saved "if possible" as stated on the site plan.
18. Please be advised that the City has not committed to participation in the proposed Senior Service Center. It is our understanding that discussions have taken place between the applicants and City officials but no commitments have been made as of this writing.
19. Will there be any description of the covered parking structures? Please address the architectural characteristics of these structures.

20. Staff has made it clear to all applicants within the Centre for Advanced Technology that the bicycle/pedestrian paths are a critical component. Since the overall Tract J site would be developed in two or more phases, please be prepared to address the timing of the design and construction of the bike path.
21. There are two sidewalks leading from the nursing center and senior service center which connect to the sidewalk on Shields. These two side-walks should connect to Shields closer to the intersection. This will bring pedestrians to the signalized crosswalk which is safer than crossing an arterial at the middle of the block.
22. Stormwater Utility comments.

Please note the following deadlines for the March 28 Planning and Zoning Board hearing:

**Plan revisions are due March 2, 1988 (3 copies)**  
**PMT's, colored renderings, 10 prints are due March 21, 1988**

If there are any questions or concerns, or if you would like to set up a meeting to discuss these comments, please feel free to call.

Sincerely,

  
Ted Shepard  
Project Planner

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

# CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

February 23, 1988

Mr. Tony Hughs  
c/o Vaught - Frye Architects  
2900 South College Avenue  
Fort Collins, CO. 80525

Dear Tony:

As we discussed, the storm drainage comments were omitted from the comment letter for Life Care Center on Tract J of the Centre for Advanced Technology.

These storm drainage comments are as follows:

1. There is a problem in coordinating the construction of storm drainage facilities in the C.A.T. It is our best understanding that the "proposed regional detention pond" (on CSURF property in the northeast vicinity) is not to be built in the near future. In addition, the Stormwater Utility will not be constructing an enlarged culvert crossing in the railroad embankment until 1989. Because of the timing of these improvements, temporary detention will be required on the Lifecare site.
2. Before crossing the Sherwood ditch, permission must be obtained from the ditch company.
3. Please clarify the new channel alignment on the vacant parcel to the east. Does this conform to an approved plan or will it be temporary and therefore moveable?
4. The drainage report should address offsite flows.
5. The final drainage report and grading plan must break the site into smaller basins in order to size the facilities on the site.
6. Please provide layout schematic for SWMM run. Evaluation is difficult without this information.





This concludes the storm drainage comments for the Lifecare Center at the Centre for Advanced Technology.

Sincerely,

A handwritten signature in black ink that reads "Ted Shepard". The signature is written in a cursive style with a large initial "T" and a long, sweeping underline.

Ted Shepard  
Project Planner

cc: Susan Hayes, Storm Drainage - Civil Engineer II  
Mike Herzig, Development Coordinator

# CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

File

April 22, 1988

Mr. Tony Hughes  
Vaught-Frye Architects and Planners  
2900 South College Avenue  
Fort Collins, CO. 80525

Dear Mr. Hughes:

Staff has reviewed the request for preliminary P.U.D. for Parcel Q of the Centre for Advanced Technology and offers the following comments:

1. Eight foot minimum width utility easements must be dedicated adjoining the easterly line of Worthington Drive and the northerly of Centre Avenue.
2. The parking note on the site plan is reversed. Short term stalls are not allowed to be downsized but the long term stalls are.
3. Please add the following two notes to the site plan:
4. All landscaping must be installed or secured with a letter of credit, performance bond, or escrow account for 125% of the valuation prior to issuance of certificate of occupancy.
5. All signs to comply with the Sign Code.
6. Please show concrete driveways all the way to the property line.
7. There is a discrepancy between the site plan and utility plan in that the sidewalks do not match.
8. Both large buildings show a 6 inch fire line. If these buildings are equipped with fire sprinkler systems, then there are no problems.



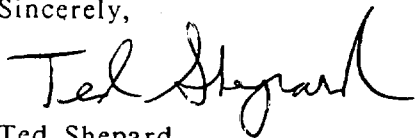
9. The pond between the buildings should be used for raw water irrigation. This would save considerable expense on the utility bill.
10. It is our understanding that the City Stormwater Utility has completed an analysis of the drainage improvements for the basin and the C.A.T. area. With this study now complete, Staff would remind the applicants and owners that the overall Traffic Impact Analysis is now ready to be amended in light of the new information and assumptions. This update will not be a requirement of Tract Q but is mentioned as a reminder of a future obligation.
11. The drainage comments are being mailed to R.B.D. Inc. under separate cover.

This concludes Staff comments at this time. Please note the following deadlines for the May 23, 1988 Planning and Zoning Board hearing:

**Plan revisions are due May 4, 1988.**  
**PMT's, 10 prints, and colored renderings are due May 16.**

As always, please feel free to call to discuss these issues or to arrange a meeting.

Sincerely,



Ted Shepard  
City Planner

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

DATE: 6 May 88

DEPARTMENT: *ESG*

ITEM: 53-85R CENTRE FOR ADVANCED TECHNOLOGY, 9th Filing, CENTRE VILLAGE  
Phase 1 - FINAL

           No Problems

✓           Problems or Concerns (see below)

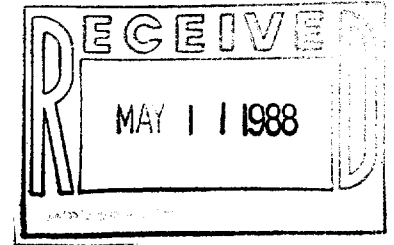
- DISCUSS WHETHER MAIN DRIVE SHOULD BE  
A PUBLIC STREET
- ACCESS TO SENIOR SERVICE CENTER TO  
CLOSE TO SHIELDS

CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

MEMORANDUM

GARY HUETT  
PUBLIC SERVICE



TO:  
FROM: Mike Herzig, Development Coordinator  
RE: Subdivision Utility Plans  
DATE: May 6, 1988

Submitted for your review and comment are utility plans for:

Centre Village, 9th Filing, Centre for Advanced Technology

Please respond by:

May 13, 1988

*No comments.*

*Gary Huett  
5/9/88*



# CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

May 19, 1988

Mr. Tony Hughes  
c/o Vaught - Frye Architects  
2900 South College Avenue  
Fort Collins, CO. 80525

Dear Mr. Hughes:

Staff has reviewed the request for final P.U.D. for Centre Village, Phase One and offers the following comments:

1. The Staff has no problem in taking the 120 bed facility to the P & Z Board as a final but the future expansion area should be treated as a preliminary only. Staff feels that given the level of neighborhood concern, the future expansion should be reviewed as a final at the time of expansion. Please add a note on the site plan indicating that the future expansion area is for preliminary review only and subject to final P.U.D. approval prior to expansion.
2. There is a major concern with the proximity of the curb cut for the future senior service center to the intersection of the main access drive and Shields Street. The distance of 140 feet from centerline to centerline is unacceptable. Staff recommends that this curb cut be shifted to the east approximately 205 feet to align with curb cut on the north. The proposed crosswalk and access ramps should also be shifted over to the new intersection.
3. Transfort has requested a bus bay and bus stop in the west bound lane at the northwest corner of the main access drive and the first curb cut as described in the above comment. The bay length should be 40 feet and the width should be 10 feet. Please refer to the enclosed detail.
4. Due to the potential for above average bus usage, Transfort has elected to serve the property internally rather than on Shields. Internal service will bring riders closer to the entrances of both the nursing home and the



- future senior service center. To facilitate this service, it is recommended that the bus stop include a shelter, bench, signage and convenient access to the sidewalk, crosswalk, and ramp system serving both sides of the drive.
5. It should be stated on the site plan that future sidewalk improvements on the north side of the access drive shall be constructed prior to building permit issuance for the future expansion.
  6. As discussed at preliminary, the keeping open of the Shire Court and Shields intersection must be justified in a traffic impact analysis. This intersection was originally planned to be closed with access provided to the south and eventually to the controlled intersection at Shields Street. It is suggested that Matt Dellich contact the Transportation Administrator for details on the extent of the study.
  7. At preliminary, the drainage plan showed an outlet on and across the adjacent property to the north and east. This must be put into an easement with agreement from the property owner. Also, if the Sherwood Ditch is impacted, permission from the owners must be on the utility plans.
  8. Sanitary sewer is not readily available. A sewer main must be extended from the east. A 30 inch water main is available in Shields Street and may be used to serve the development.
  9. Since the parking lot configuration has changed from preliminary, a new fire hydrant must be added at the southeast corner of the building. The fire hydrant at the senior service center should stay in its proposed location.
  10. The applicant is reminded that the sodded area between the sidewalk and the curb must be maintained by the developer. The City will not maintain this area.
  11. Please indicate on the site and landscape plan where the sidewalk on Shields is existing and where it is proposed.
  12. If the developer is intent on keeping the access drive a private street, then a sufficient area at the intersection must be dedicated as an easement for traffic control devices. It was conditioned at preliminary that all the issues related to a private street intersection with a public arterial should be addressed at final.
  13. Staff is concerned about the buffering of the parking lot along the north property line and the impact on the existing townhomes. Since it is likely that there will be three shifts, one shift will necessarily be sometime in the evening when most townhome residents are at home. Staff recommends that the landscape treatment along the north be placed in berms of sufficient height to adequately screen car headlights. Berms will contribute to reducing the land use conflict between the two different uses.

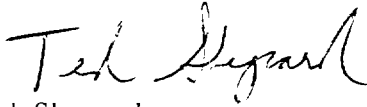
14. Enclosed please find a copy of the conditions of approval that were granted by the Planning and Zoning Board at the March 28, 1988 hearing. Please be prepared to address each condition and how they will be resolved either now or in the future.

This concludes Staff comments at this time. In order to stay on schedule for the June 27th P & Z hearing, please note the following deadlines:

**Plan revisions are due June 8, 1988**  
**PMT's, colored renderings, and 10 prints are due June 20, 1988**  
**Final documents and slides are due June 23, 1988**

I suggest we meet to discuss these items at your earliest convenience. As always, please call if there are any questions or concerns.

Sincerely,



Ted Shepard  
City Planner

cc: Mike Herzing, Development Engineer ✓  
Joe Frank, Assistant Planning Director  
File