

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 U & 6th Filing

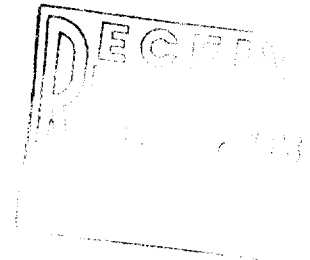
Please respond by:

February 16, 1988

on problems

02-10-88

Rich Stiverson



DATE: 8 Feb 88

DEPARTMENT: *E. J. G.*

ITEM:

53-85N

CAT, 6th Filing & Parcel U

FINAL

No Problems

Problems or Concerns (see below)

*ACCESS RAMPS NEEDED ALONG RESEARCH
BLVD. @ ENTRANCES.*

Date

Signature

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

*File
CAT 6th*

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. Hughs:

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

1. Building A exceeds 150 fire access requirement and must therefore be equipped with a fire sprinkler system.
2. All areas of the internal access drives which may be impaired by parking that would obstruct fire access must be marked with signs stating: "No Parking - Fire Lane".
3. The water line sizes and fire hydrants must be shown. All buildings must be designed and constructed to the limitations of the building code and water flow capacity.
4. All access drives must be dedicated for fire access.
5. The City Light and Power Department will charge the developer for the relocation of any existing vaults or streetlights.
6. Building A of Parcel U and Project One of the C.A.T. 4th Filing (Norlarco) may require a fairly large fire flow. The water pressure in this area will drop as low as 45 p.s.i. Please verify that the proposed water distribution system is adequate for both Parcel U and the 4th Filing. A water line connecting these two tracts may be needed. It also may be necessary to install the water line closer to Building A, Parcel U than currently planned.



7. There is an existing 12 foot wide utility easement and an existing 20 foot wide utility easement adjoining the westerly right-of-way line of Research Blvd. The final plats should reflect these easements.
8. The Public Service Company requests that use of berms, trees, or fences in the front lot utility easements must be coordinated and approved by all utilities using the easement. The legal description of these easements are attached.
9. Please provide a building envelope for each building and show the dimensions.
10. Staff is very concerned about the pedestrian crossing of the New Mercer Ditch. As the C.A.T. develops, there is a danger that the ditch and the potential for an open space amenity may become walled off. With the Arrowstone Development Company planning a site on Tract T, there exists an opportunity to connect the sites. Such a connection would enhance the value of both Tracts U and T. It is Staff's belief that the New Mercer Ditch represents an opportunity rather than a constraint. Please be prepared to discuss the location and the timing of construction of a pedestrian connection across the ditch.
11. Staff is also concerned about treatment of the area adjacent to the ditch easement. The landscaping in this area appears sparse. Please investigate with the New Mercer Ditch about planting some trees in the easement yet well away from the channel.
12. Please investigate the total number of parking spaces. If it is possible, the parking adjacent to the ditch easement should be eliminated in favor a buffer area that would complement the open space. This parking is distant from all buildings except Building D and therefore would be used last.
13. The final landscape plan should consider using drought tolerant grasses as well as wildflower mixes in the turf area. Also, it will be recommended that seeded areas be mulched with crimped straw at a rate of 2,000 lbs. per acre. This will prevent interim erosion.
14. There is a discrepancy between the landscape plan and the site plan on the sidewalk connecting the west sides of Buildings D and E. Please correct the landscape plan to show a sidewalk.
15. There should be a sidewalk connection between building A and the future office building in C.A.T. 4th Filing. Please show the sidewalk in front of Building A curving around the side to connect to a future sidewalk from C.A.T. 4th.
16. In the review for C.A.T. 4th, it was a concern of Staff that there be a vehicular connection between the parking lots of Tract U and the 4th Filing. Such a connection would add a more unified aspect to both sites. It is important that as the C.A.T. develops, that a comprehensive approach remain the focus and not have each tract develop in piecemeal fashion.

17. It is also important that there be a clear pedestrian linkage between Building A and Buildings B and C. Staff recommends that a distinctive pavement treatment be installed between the landscaped islands to promote the use and safety of the sidewalk through the parking lot. Such treatment has worked successfully in other projects in slowing down the motorist at the pedestrian crosswalk.

18. The site plan should show the sidewalk access ramps along Research Blvd.

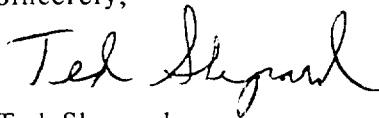
This concludes staff comments at this time. Please make a note of the following deadlines for the March 28, 1988 Planning and Zoning Board:

Plan revisions are due March 2, 1988 (3copies)

PMT's, colored renderings, and 10 prints are due March 21, 1988

Please feel free to call to arrange a meeting to discuss these comments.

Sincerely,



Ted Shepard
Project Planner

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

File

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

February 19, 1988

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

Dear Mr. Vaught:

Staff has reviewed the request for final P.U.D. for C.A.T. Parcel U Sixth Filing and offers the following comments:

1. The City Light and Power Department will charge for any relocation of existing vaults or streetlights.
2. The 20 foot access drive on the west side of the building must be signed "No Parking - Fire Lane" on both sides.
3. The building must be designed and constructed in accordance with building code and fire flow limitations, Fire sprinkler systems may be required or used in lieu of other code requirements.
4. The long term parking should be identified with a sign stating "Employee Parking".
5. The landscape plan should state the following note: "All landscaping must be installed or secured with an irrevocable letter of credit, performance bond, or escrow account for 125% of the valuation of the materials prior to issuance of a Certificate of Occupancy".
6. Note number 7 of the landscape plan should be expanded to include the application of crimped straw mulching in the reseeding of disturbed areas on Tract U. This mulching is recommended to be applied at a rate of 2,000 pounds per acre. This will assist in preventing interim erosion.



7. The Storm Drainage report should provide more detailed information regarding the phasing of Tract U. Will the storm sewers and detention area be built with Filing 6?
8. A drainage easement must be dedicated for the detention pond and storm sewers as part of the 6th Filing.
9. It should be made clear to the applicant that maintenance of drainage facilities (both onsite and, in this case, offsite) will not be the responsibility of the City. This will be stated explicitly in the development agreement.
10. There has been much discussion about a pedestrian crossing of the New Mercer Ditch. Staff has consistently notified all applicants of projects on Worthington and Research between Centre and Drake that there needs to be a pedestrian crossing. It is Staff's belief that the ditch easement should be considered an opportunity and not a constraint. As the C.A.T. develops, there is a danger that the ditch will become walled off in an urban environment rather than open and available for diversity and interest.
11. There is a discrepancy between the site and landscape plan. The site plan shows a sidewalk through the parking lot island on the southeast property line whereas the landscape plan shows shrubs. Please revise accordingly.
12. The White Birch is prone to decline and die out. Please consider other species such as the Amur Chokecherry, Prunus Maackii.
13. Will there be any fencing associated with this filing? If so, please indicate location, type of material, and height.
14. The description for trash enclosure is vague. Staff would prefer this material match the red-brown brick described on the architectural elevation.
15. Where the sidewalk ramps are indicated, please show that there will be some form of treatment clearly indicating a pedestrian crosswalk.
16. The exterior stairs at the existing building to the north have been painted to blend in discreetly with the brick. This should also be done on the proposed building in the 6th Filing. Please indicate on the architectural elevation the color of the exterior stairs.
17. Staff applauds the use of planter walls to soften the vertical scale of the two story portion. Please be sure that foundation plantings are intense enough to cover the mulch bed within two to three years growth.
18. It is not clear the material of the mechanical screen. Please add more detailed description to architectural elevation.

This concludes staff comments at this time. Since this is both a preliminary and final, please note the following deadlines for the March 28 Planning and Zoning Board hearing:

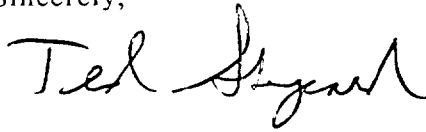
Plan revisions are due March 2, 1988 (3 copies)

PMT's, colored renderings, and 10 final prints are due March 21, 1988

Final documents are due March 24, 1988

As always, please feel free to call if there are any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Ted Shepard". The signature is written in a cursive, flowing style.

Ted Shepard
Project Planner