



January 17, 2014

Mark Melchi

MAV Development Company 2723 S. State St., Suite 250 Ann Arbor, MI 48104

RE: 221 East Mountain Ave. Preliminary Design Review, PDR130011, Round Number

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, you may contact the individual commenter or direct your questions through the Project Planner, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Current Planning

Contact: Seth Lorson, 970-224-6189, slorson@fcgov.com Topic: Building Elevations

Comment Number: 1

Comment Originated: 01/13/2014

01/13/2014:

Maximum height is 4 stories or 56 feet. Please confirm that the proposed 4 stories does not exceed 56 feet in height.

In the Old City Center Sub-District the fourth story is required to be setback at a 35 degree angle measured at the intersection of the floor plane of the fourth story and the property line along the public street frontage. The intent of this standard is to reduce the perceived massing of the building to contribute to its sense of human scale. The entire glass and metal module at the corner is out of context with the Old City Center and thus we are challenged to find justification to permit a variance to the standards. Additionally, the request for a variance to this standard cites the variance approved for the Mitchell Block across the street. The Mitchell Block is designed in a contextually sensitive manner and the variance was justified due to the triangular shape of the lot causing hardship in the design for stair towers and underground parking. The justifications for a variance (Sec. 2.10.2(H)) are that it is not detrimental to the public good and that:

- (1) by reason of exceptional physical conditions or other extraordinary and exceptional situations unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be varied would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the occupant of such property, or upon the applicant, provided that such difficulties or hardship are not caused by the act or omission of the occupant or applicant;
- (2) the proposal as submitted will promote the general purpose of the standard for which the variance is requested equally well or better than would a proposal which complies with the standard for which the variance is requested; or
- (3) the proposal as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be varied except in a nominal, inconsequential way when considered in the context of the

neighborhood, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Response: The average of the finished ground level at the center of all walls to the highest point of the roof surface shall not be above 56'-0" The current average grade plane is @ elevation 4977'-7 1/16". 56' above this is 5033'-7 1/16". The current High Roof of the project is at elevation 5033'-3".

The 4th story is currently shown as meeting the 35 degree angle bulk plane measurement.

Comment Number: 2

Comment Originated: 01/13/2014

01/13/2014:

Contextually this site needs more traditional architecture and high-quality materials. Use of local sandstone and brick will contribute to the compatibility with the surrounding buildings. Clearly delineated base, middle, and top with a three dimensional cornice feature and windows featuring architectural details such as lintels and sills, are featured in all the surrounding buildings both historic and contemporary.

The glass curtain walls are specifically prohibited in section 4.16(D)(5)(c), and ground floor glazing shall not exceed 75 percent of the façade and shall be framed by the walls.

See context examples.

Response: The building is currently shown with more traditional architecture using brick and stone/cultured stone as the skin materials, the base middle and top are clearly delineated, & cornice details are shown on all masonry parapets.

At the North elevation the ground level façade area is 2386.83sf and the glazing area is 1162.95sf, which is 48.72%.

At the East elevation the ground level façade area is 1992.17sf and the glazing area is 951.45sf, which is 47.75% of the ground floor area.

The glazing areas are shown framed by the walls.

Comment Number: 3

Comment Originated: 01/13/2014

01/13/2014:

The proposed building should be designed with ample variation in massing. The massing should be broken into module sizes that emulate the existing pattern of the neighborhood. See Sec. 3.5.3(D).

Façade treatment, 4-sided architecture, and clearly defined base middle and top are required per Sec. 3.5.3(E).

Response: The building is currently showing a variation in massing and broken into several module sizes and emulate the existing pattern of the neighborhood.

Comment Number: 4

Comment Originated: 01/13/2014

01/13/2014:

Section 3.5.1 requires that proposed development is compatible with the existing context of the area in terms of building height, mass and scale, building materials, and operations.

See context examples.

Response: The above comments have been addressed and the building fits in with the context of the area.

Topic: General

Comment Number: 1

Comment Originated: 01/13/2014

01/13/2014:

Downtown (D) District – Old City Center Sub-district (4.16)

Office, restaurant, and retail uses are permitted via Basic Development Review (BDR). The proposal will work with City Staff until it meets the standards of the Land Use Code and then will be administratively approved without a public hearing.

Response: Acknowledged. This project is being submitted as a BDR.

Topic: Landscape Plans

Comment Number: 1

Comment Originated: 01/13/2014

01/13/2014:

Landscaping in the form of planter boxes or some variation thereof should be considered in order to meet the

4.16(D) "Landscaping shall be designed as an integral part of the development plan."

Please work with the City's stormwater department regarding Low Impact Development (LID) standards for improvements to the streetscape. Contact: Basil Hamdan BHAMDAN@fcgov.com 970-224-6035.

Response: Landscape planters are included in the project. The layout of the planters is directly related the architecture. Overflow roof drains on the east side of the building are captured in chases and directed to rain gardens.

Comment Number: 2

Comment Originated: 01/13/2014

01/13/2014:

Street trees shall be planted every 30 to 40 feet in the parkway of the detached sidewalk. See Sec. 3.2.1(D)(2).

The parkway strips should put the street trees into tree grates and carry the pattern of downtown through the site frontage.

Response: One new street tree will be planted on along E. Mountain Ave. spaced to match the existing tree pattern. Street trees are included along Mathews St. within tree grates.

Topic: Site Plan

Comment Number: 1

Comment Originated: 01/14/2014

01/14/2014: How does your development plan to accommodate your parking demand? Please evaluate your expected parking demand for office uses and retail uses, and the capacity of the parking structure with a discussion of where you anticipate your tenants and patrons to park. Also, we have had concerns with spill over parking into adjacent neighborhoods (East side, south and east of your site), therefore you will want to consider management practices that dissuade parking in that area: such as providing parking permits.

Response: Fifty six (56) spaces have been leased in the adjacent parking structure to provide employee parking for the retail and office uses. Four (4) parking spaces are provided within the building footprint for this purpose as well. Twelve (12) parking spaces are provided along E. Mountain and ten (10) parking spaces are provided along Mathews Street to provide public access parking for patrons.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com Topic: General

Comment Number: 1 Comment Originated: 01/14/2014 01/14/2014: Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

Response: Acknowledged. Oversizing fee amounts will be coordinated.

Comment Number: 2

Comment Originated: 01/14/2014

01/14/2014: The City's Transportation Development Review Fee (TDRF) is due at the time of submittal.

For additional information on these fees, please visit:

<http://www.fcgov.com/engineering/dev-review.php>

Response: Acknowledged.

Comment Number: 3

Comment Originated: 01/14/2014

01/14/2014: Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

Response: Acknowledged, Contractor will need to work with the City Inspector, a street cut note is also provided on the plans.

Comment Number: 4

Comment Originated: 01/14/2014

01/14/2014: Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting to determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.

Response: A TIS has been prepared for the project.

Comment Number: 5

Comment Originated: 01/14/2014

01/14/2014: Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:

<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

Response: The LCUASS standards are being met to the extent possible. Standard details are provided on the plans.

Comment Number: 6 Comment Originated: 01/14/2014 01/14/2014: This project is responsible for dedicating any easements that are necessary for this project and vacating any existing easements that conflict with the projects development plan. You can dedicate and vacate easements by platting the property or by separate document. Please contact me or you can visit <http://www.fcgov.com/engineering/devrev.php> for additional information.

Response: Acknowledged, no plat is necessary at this time.

Comment Number: 7

Comment Originated: 01/14/2014

01/14/2014: The public right-of-way should be free of any encroachment of structures such as steps, doors, patios, etc. Doors shall not swing out into public right-of-way and will either need to be recessed, or swing inward (into private property).

Response: Public use doors have been recessed to avoid swinging over the R.O.W. Only the gates at the trash enclosure swing over the R.O.W. at the alley. Patios are not shown but may be provided as tenant finish per code within the R.O.W. but not reducing the walking path to less than 7 ft.

Comment Number: 8

Comment Originated: 01/14/2014

01/14/2014: Utility plans will be required and a Development Agreement will be required and recorded once the project is finalized with recordation costs paid for by the applicant.

Response: Utility plans are provided for review.

Comment Number: 9

Comment Originated: 01/14/2014

01/14/2014: The (2) existing driveway cuts that will no longer be needed to serve this property will need to be removed and replaced with full height curb and gutter to match the existing curb line.

Response: Driveway cuts are being removed on Mountain Ave and Mathews St and new curb and gutter will be constructed to match existing condition. A new Alley approach will be constructed.

Comment Number: 10

Comment Originated: 01/14/2014

01/14/2014: This developments traffic numbers may warrant additional infrastructure improvements, such as reconstruction or repairs to the alley south of the project. The existing alley has been paved but further evaluation of the existing condition of the alley is needed while taking into account the additional traffic impacts generated by the development.

Response: A new alley with trickle pan and outfall curb and gutter is proposed with the utility plans.

Comment Number: 11

Comment Originated: 01/14/2014

01/14/2014: The existing alley approach adjacent to the property is in poor condition and will need to be removed and replaced to meet current LCUASS specifications.

Response: New alley will be constructed with these plans, See response to 10.

Comment Number: 12

Comment Originated: 01/14/2014

01/14/2014: Roof drainage will need to be designed in a way where water is not discharged across the public sidewalk or alley.

Response: Roof drains will discharge to the north and east as historically occurs. Existing storm inlet will be utilized for connection points except were rain gardens are implemented.

Comment Number: 13

Comment Originated: 01/14/2014

01/14/2014: It has been noted that you plan to implement several Low Impact Development features in the sidewalk and public right-of-way. Additional information and conversations about the Low Impact Development features will be needed to determine if it is acceptable to use the public right-of-way.

Response: Rain Gardens will be used for treatment of runoff from a portion of the roof drainage and building frontage on the east side. Pervious pavers are proposed for the parking bays along the Mountain Avenue frontage.

Comment Number: 14

Comment Originated: 01/14/2014

01/14/2014: Consideration of the design and building construction process in relation to the property line must be taken into account. No tie backs, footings, foundations or structures (permanent or temporary) are to extend or encroach into public property or utility easements.

Response: See architectural drawings for details.

Comment Number: 15

Comment Originated: 01/14/2014

01/14/2014: Prior to construction start, please coordinate with Parking Services (221-6617) to block or utilize existing parking spaces in the downtown area. Please contact Traffic Operations (221-6630) and Engineering Inspection (221-6659) to coordinate sidewalk and street closures.

Response: Acknowledged, contact will be made closer to construction.

Comment Number: 16

Comment Originated: 01/14/2014

01/14/2014: A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Response: Acknowledged, Owner to coordinate DCP agreement.

Department: Environmental Planning

Contact: Kate Rentschlar, 970-224-6086, krentschlar@fcgov.com Topic: General

Comment Number: 1

Comment Originated: 01/13/2014

With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Response: No new bluegrass lawn area is proposed with this project. A portion of existing turf will remain and be repaired as needed adjacent to trees been protected. Removing the turf in these areas may be detrimental to the existing trees.

Comment Number: 2

Comment Originated: 01/13/2014

The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Response: An on site tree inventory was conducted with Ralph Zentz. Only one significant tree is in direct conflict the proposed building. See landscape sheet for mitigation requirements and statement of hardship.

Comment Number: 3

Comment Originated: 01/13/2014

Looking down the road, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

Response: Standard notes have been added to the site plan.

Department: Light And Power

Contact: Janet McTague, 970-224-6154, jmctague@fcgov.com Topic: General

Comment Number: 1

Comment Originated: 01/13/2014

01/13/2014:

Light and Power has a 5 1/2' x 12 1/2' easement on the south side of the lot. The transformers in the easement serve 221 E Mountain as well as other businesses along Mathews and will therefore need to remain. We will need to find a transformer location for the new building.

Response: Civil plans call for the south transformer to remain. Final power needs will need to be coordinated with the Owner and MEP.

Comment Number: 2

Comment Originated: 01/13/2014

01/13/2014:

Primary power runs along both the south and east sides of the property and will need to be either relocated or protected in place.

[Response: Noted on the Demolition plan.](#)

Comment Number: 3

Comment Originated: 01/13/2014

01/13/2014:

There is an existing 10' x 10' x 8' concrete electrical box on the NE corner of the lot that will need to be protected in place.

[Response: Noted on the Demolition plan.](#)

Comment Number: 4

Comment Originated: 01/13/2014

01/13/2014:

Normal development charges will apply with credit given for the existing service capacity

[Response: Acknowledged.](#)

Department: PFA

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org Topic: General

Comment Number: 1

Comment Originated: 01/14/2014

01/14/2014: 2012 IFC CODE ADOPTION

Be advised, the Poudre Fire Authority and the City of Fort Collins are currently in the process of reviewing the 2012 International Fire Code in preparation for its adoption in 2014. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

[Response: Acknowledged.](#)

Comment Number: 2

Comment Originated: 01/14/2014

01/14/2014: AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an automatic fire sprinkler system under a separate permit. Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

06IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups.

[Response: Acknowledged.](#)

Comment Number: 3

Comment Originated: 01/14/2014

01/14/2014: FIRE STANDPIPE SYSTEM

06IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approve fire pump may be required to achieve this minimum pressure.

[Response: Acknowledged.](#)

Comment Number: 4

Comment Originated: 01/14/2014

01/14/2014: ROOF ACCESS

06IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway

access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

Response: Acknowledged.

Comment Number: 5

Comment Originated: 01/14/2014

01/14/2014: PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

Response: Acknowledged.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com Topic: General

Comment Number: 1

Comment Originated: 01/14/2014

01/14/2014: It appears the entire site is impervious now so that needs to be documented in the drainage study. When a site is completely redeveloped (scraped) the standard requirement is to provide onsite detention with a 2 year historic release rate for water quantity. However in this case we probably can allow a variance if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221- 6375 to determine the present Stormwater fees and runoff coefficient category.

Response: The site is impervious and will remain impervious with the proposed development. Additional LID measures will be implemented to improve on site and off site water quality.

Comment Number: 2 Comment Originated: 01/14/2014 01/14/2014: A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

Response: A Drainage and Erosion Control is provided for review and discussed SOP and BMP's.

Comment Number: 3

Comment Originated: 01/14/2014

01/14/2014: Water quality treatment for 50% of the site is provided for in the Udall Natural Area water treatment facility. However additional onsite water quality treatment is encouraged as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.

(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)

Response: There is no available space for detention. BMPs will be used during construction and water quality treatment with rain gardens and porous pavers.

Comment Number: 4

Comment Originated: 01/14/2014

01/14/2014: Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at:

http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.

LID design information can be found on the City's web site at: <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.

We suggest the small parking along the alley be in porous pavers and rain gardens in the ROW similar to what was done across the street at Mitchel Block to meet this criteria. The rain gardens would have to be approved by the Engineering Department. Another option is a green roof. Basil will work with you to meet this requirement to

the maximum extent practicable.

Response: Rain gardens and porous pavers will be used. No parking is provided in the alley. Only several covered spaces which would not benefit from the use of pavers.

Comment Number: 5

Comment Originated: 01/14/2014

01/14/2014: There is a storm drain in Mathews that would work to drain the porous pavers. It could tie into the inlet at the corner of Mathews and Mountain or a manhole could be added to tie into the storm drain anywhere you wanted to.

Response: Roof Drainage and the under drains from the rain garden and porous pavers will connect to existing inlets in the streets.

Comment Number: 6

Comment Originated: 01/14/2014

01/14/2014: The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Response: The Erosion Escrow amount has been calculated and included in the Drainage and Erosion Control Report.

Comment Number: 7

Comment Originated: 01/14/2014

01/14/2014: The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Response: Acknowledged.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com **Topic:** General

Comment Number: 1

Comment Originated: 01/13/2014

01/13/2014: No comments.

Department: Traffic Operation

Contact: Ward Stanford, 970-221-6820, wstanford@fcgov.com **Topic:** General

Comment Number: 2

Comment Originated: 01/15/2014

01/15/2014: Project needs to look at exiting (northbound) sight distance issues at the alley and the sidewalk on Mountain.

Response: Acknowledged, Sight distances and plantings will be reviewed.

Topic: Traffic Impact Study

Comment Number: 1

Comment Originated: 01/14/2014

01/14/2014: A Traffic Impact Study will be required. Please have the project Traffic Engineer contact Ward Stanford (970-221-6820) to schedule a scoping session.

Response: Acknowledged, TIS is provided.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com **Topic:** General

Comment Number: 1

Comment Originated: 01/14/2014

01/14/2014: Existing water mains and sanitary sewers in this area include an 8-inch water main and a 12-inch sewer in Mountain, a 4-inch water main and a 10-inch sewer in Mathews, a 6-inch sewer in an easement near the west property line of this site and an 8-inch sewer in the alley to the south.

Response: Acknowledged, these are labeled on utility plans as applicable to connection points.

Comment Number: 2

Comment Originated: 01/14/2014

01/14/2014: The existing water service to the site is a 1-inch service connecting to the water main in Mountain.

[Response: This service is to be determined if it will be used or abandoned.](#)**Comment Number: 3**

Comment Originated: 01/14/2014

01/14/2014: The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>[Response: Acknowledged](#)**Comment Number: 4**

Comment Originated: 01/14/2014

01/14/2014: Development fees and water rights will be due at building permit. Credit will be given for the existing services for which accounts have been established.

[Response: Acknowledged](#)**Comment Number: 5**

Comment Originated: 01/16/2014

01/16/2014: A grease interceptor will be required for all restaurant uses within the project.

[Response: A grease interceptor is included in the utility plans.](#)**Department: Zoning****Contact:** Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com **Topic:** Building Elevations**Comment Number: 6**

Comment Originated: 01/14/2014

01/14/2014: The maximum building height allowed is 56 feet. It appears as though there is an enclosed mechanical structure on the roof which would be included in the overall height calculation if the area is more than 5% of the horizontal surface area of the roof (3.8.17(C)(2))

[Response: Per 4.16\(D\)\(2\)\(c\) for the Downtown district the penthouse shall not exceed one-third of the floor area of the floor below.](#)**Topic: General****Comment Number: 7**

Comment Originated: 01/14/2014

01/14/2014:

LUC 4.16(B) Restaurant, retail and office are all basic development reviews in the Old City Center sub district of the D zone.

[Response: The project is being submitted as a BDR.](#)**Comment Number: 8**

Comment Originated: 01/15/2014

01/15/2014: The signs shown on the elevations would not meet our sign code. Please see LUC 3.8.7 for more information.

[Response: The signage for this project as shown when this project was reviewed were not intended to shown proposed design and only shown to demonstrate potential locations and an overall schematic design scheme. LUC 3.8.7 will be followed when developing building signage. All other tenant signage will be designed and reviewed to meet this section when tenants are acquired.](#)**Topic: Site Plan****Comment Number: 2**

Comment Originated: 01/14/2014

01/14/2014: 3.2.2(C)(4)(b) Minimum bicycle parking is 1 space/4000 sq.ft. 20% of those being enclosed and 80 % fixed racks.

[Response: The required number of bike parking spots is provided on the site plan.](#)**Comment Number: 3**

Comment Originated: 01/14/2014

01/14/2014: If you are only proposing 6 parking spaces you are well under the maximum allowable for these uses. See table in 3.2.2(K)(2)(a) for more information.

One of these parking spaces would need to be handicap van-accessible space. LUC 3.2.2(K)(5)

[Response: The parking counts and distribution are indicated on the site plan.](#)**Comment Number: 4**

Comment Originated: 01/14/2014

01/14/2014: LUC 3.2.2(M) 6% interior parking lot landscaping will be required if there is 6 or more parking spaces AND at least 1800 SQFT of parking including the loading zone.

Response: The interior parking area does not meet the size requirement to require landscaping.

Comment Number: 5

Comment Originated: 01/14/2014

01/14/2014: LUC 3.2.5 All development, to the extent reasonably feasible, shall provide adequately sized conveniently located, accessible trash and recycling enclosures.01/14/2014:

Response: Trash and recycling bins are located within the building footprint with access from the alley at the south west corner of the building.

Contact: Peter Barnes, 970-416-2355, pbarnes@fcgov.com Topic: General

Comment Number: 1

Comment Originated: 01/08/2014

01/08/2014: Item 'K' in the applicant's narrative suggests that a setback variance might be requested for the required 4th floor setback, and mentions a variance to that standard having been granted previously for the Mitchell Block development across the street. A variance was approved in 2008 for the Mitchell Block building and the minutes and staff report for that variance are attached.

Response: No variance is being requested.