Planning and Zoning Board Hearing Agenda

Jeff Hansen, Chair
Michelle Haefele, Vice Chair
Per Hogestad
David Katz
Jeff Schneider
Ted Shepard
William Whitley

City Council Chambers - City Hall West
300 Laporte Avenue
Fort Collins, Colorado

Virtual (Zoom or Telephone)
Cablecast on FCTV Channel 14 & Channel 881
on the Comcast cable system

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Regular Hearing
September 17, 2020
6:00 PM

Participation for this remote Planning and Zoning Board meeting will be available online, by phone, or in person.

Public Participation (Online): Individuals who wish to address the Planning & Zoning Board via remote public participation can do so through Zoom at https://zoom.us/j/91638376964. Individuals participating in the Zoom session should also watch the meeting through that site.

The meeting will be available to join beginning at 5:45 p.m. on September 17, 2020. Participants should try to sign in prior to 6:00 p.m. if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time. Staff will moderate the Zoom session to ensure all participants have an opportunity to address the Board.

In order to participate:
Use a laptop, computer, or internet-enabled smartphone. (Using earphones with a microphone will greatly improve your audio).
You need to have access to the internet.
Keep yourself on muted status.
If you have any technical difficulties during the hearing, please email smanno@fcgov.com.

Public Participation (Phone): If you do not have access to the internet, you can call into the hearing via phone. Please dial: 253-215-8782 or 346-248-7799, with Webinar ID: 916 3837 6964.
(Continued on next page)

The meeting will be available beginning at 5:45 p.m. Please call in to the meeting prior to 6:00 p.m., if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time – phone participants will need to hit *9 to do this. Staff will be moderating the Zoom session to ensure all participants have an opportunity to address the Committee. Once you join the meeting: **keep yourself on muted status.** If you have any technical difficulties during the hearing, please email smanno@fcgov.com.

Public Participation (In Person): To participate in person, individuals should come to City Hall and be prepared to follow strict social distancing, sanitizer and facial covering guidelines. Staff will be present to provide guidance.

Documents to Share: If residents wish to share a document or presentation, City Staff needs to receive those materials via email by 24 hours before the meeting. Please email any documents to smanno@fcgov.com.

Individuals uncomfortable or unable to access the Zoom platform or unable to participate by phone are encouraged to participate by emailing general public comments you may have to smanno@fcgov.com . Staff will ensure the Board or Commission receives your comments. If you have specific comments on any of the discussion items scheduled, please make that clear in the subject line of the email and send 24 hours prior to the meeting.

ROLL CALL

- **AGENDA REVIEW**

- **CITIZEN PARTICIPATION**

Individuals may comment on items not specifically scheduled on the hearing agenda, as follows:

- Those who wish to speak are asked to sign in at the podium if they are in person, or use the raise hand function if they are on Zoom or on the phone.
- The presiding officer will determine and announce the length of time allowed for each speaker.
- Each speaker should state their name and address and keep their comments to the allotted time.
- Any written materials should be provided to the Secretary for record-keeping purposes.
- In person participates will hear a timer beep once and the time light will turn to yellow to indicate that 30 seconds of speaking time remains and will beep again and turn red when a speaker's time to speak has ended. Phone and Zoom participants will be told verbally when their allotted time has ended.

- **CONSENT AGENDA**

The Consent Agenda is intended to allow the Planning and Zoning Board to quickly resolve items that are non-controversial. Staff recommends approval of the Consent Agenda. Anyone may request that an item on this agenda be "pulled" for consideration within the Discussion Agenda, which will provide a full presentation of the item being considered. Items remaining on the Consent Agenda will be approved by the Planning and Zoning Board with one vote.

The Consent Agenda generally consists of Board Minutes for approval, items with no perceived controversy, and routine administrative actions.

1. Draft Minutes for the P&Z August Hearing

The purpose of this item is to approve the draft minutes of the August 20, 2020, Planning and Zoning Board hearing.

2. Mountain View Community Church

This is a request for a Project Development Plan to convert an existing building from the last known use of business office building to a place of worship.

- **DISCUSSION AGENDA**

3. Brothers BBQ

PROJECT DESCRIPTION:	This is a proposed Project Development Plan to redevelop an existing abandoned gas station for a barbeque restaurant. The property is within the Low Density Mixed-Use Neighborhood District (LMN).
APPLICANT:	Chris O'Sullivan and Nick O'Sullivan NCO Real Estate and Brothers BBQ 4645 W Colfax Ave Denver, CO 80204
STAFF ASSIGNED:	Clark Mapes, City Planner

4. Timberline Church Rezone

PROJECT DESCRIPTION:	This is a request for a rezone of Lots 1-5 and Tract A of the Timberline Church Campus from Low Density Mixed-Use Neighborhood (L-M-N) to Medium Density Mixed-Use Neighborhood (M-M-N).
APPLICANT:	Bradley J Florin 2908 S Timberline Rd Fort Collins, CO 80525
STAFF ASSIGNED:	Jason Holland, City Planner

5. Ridgewood Hills Fifth Filing

PROJECT DESCRIPTION:	This is a proposed Project Development Plan (PDP) for residential development comprising 362 units in a combination of multi-family buildings, townhomes, and duplexes distributed across the 34-acre site. The project is located on the west side of S. College Avenue/US Hwy 287 between Triangle Drive and Long View Farm Open Space where Avondale Road/Carpenter Road define the southern edge of the City.
APPLICANT:	Russel Mills C/O John Beggs 506 S College Ave, Unit A Fort Collins, CO 80524
STAFF ASSIGNED:	Kai Kleer, City Planner

- **OTHER BUSINESS**
- **ADJOURNMENT**

AGENDA ITEM SUMMARY

Planning and Zoning Board

September 17, 2020

STAFF

Shar Manno, Customer and Administrative Manager

SUBJECT

MINUTES OF THE AUGUST 20, 2020 P&Z HEARING

EXECUTIVE SUMMARY

The purpose of this item is the consideration and approval of the draft minutes of the August 20, 2020 Planning & Zoning Board hearing.

ATTACHMENTS

1. Draft August 20, 2020 P&Z Minutes

Planning and Zoning Board Minutes

Jeff Hansen, Chair
Michelle Haefele, Vice Chair
Per Hogestad
David Katz
Jeff Schneider
William Whitley

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Regular Hybrid Hearing
August 20, 2020

Chair Hansen called the meeting to order at 6:00 p.m.

Roll Call: Haefele, Hansen, Hogestad, Katz, Schneider, Whitley

Absent: None

Staff Present: Sizemore, Yatabe, Everette, Stephens, Havelda, Schmidt, Mapes, Overton, Betley and Manno

Chair Hansen provided background on the board's role and what the audience could expect as to the order of business. He described the following procedures:

- While the City staff provides comprehensive information about each project under consideration, citizen input is valued and appreciated.
- The Board is here to listen to citizen comments. Each citizen may address the Board once for each item.
- Decisions on development projects are based on judgment of compliance or non-compliance with city Land Use Code.
- Should a citizen wish to address the Board on items other than what is on the agenda, time will be allowed for that as well.
- This is a legal hearing, and the Chair will moderate for the usual civility and fairness to ensure that everyone who wishes to speak can be heard.

Agenda Review

Planning Manager Everette reviewed the items on the Consent and Discussion agenda, stating that all items will be heard as originally advertised.

Public Input on Items Not on the Hearing Agenda:

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None noted.

Consent Agenda:

1. Draft Minutes from July 16, 2020, P&Z Hearing

Public Input on Consent Agenda:

None noted

Chair Hansen completed a final review of the items that are on consent agenda and reiterated that those items will not have a separate presentation unless pulled from the consent agenda.

Vice Chair Haefele made a motion that the Planning and Zoning Board approve the Consent agenda for the July 16, 2020, Planning and Zoning Board hearing as originally advertised. Member Schneider seconded the motion. Vote: 7:0.

Discussion Agenda:

2. Spring Creek Rezone Correction of Map Errors

Project Description: The purpose of this item is to make minor corrections to the legal description and map for a previously approved rezoning.

Recommendation: Approval

Secretary Manno reported that Planning Manager Everette included into supplemental documents, The Comparison of Revised Legal Description Language, rezoning map, and the draft ordinance.

Staff and Applicant Presentations

City of Fort Collins is applicant

Conflicts of Interest reported on this item:
Attorney Yatabe
Chair Hansen

Attorney Havelda stated that both conflict of interest forms has been filed with the Clerk's office.

Member Hogestad disclosed that he lives within the notification area and feels he will not be biased. Attorney Havelda asked if Member Hogestad had reviewed the City Charter, Article 4, Section 93 which explains the financial and personal conflicts of interest, and if he does not believe that the fact that he lives in the area would cause him to prejudge this matter or be biased in any way. Member Hogestad responded that that was correct.

Planning Manager Everette gave a brief verbal/visual overview of this project.

Staff is applicant, no additional presentation

Public Input (3 minutes per person)

None noted

Staff Response

None noted

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Board Questions / Deliberation

Member Katz requested clarification on legal description error and if it was a survey and recording error or if it was surveyed and recorded with the Assessor's correctly and the error was actually declared later within the City. Planning Manager Everette responded that the error was in the legal description as provided by the original applicant. The line work was depicted correctly that showed on the map the boundaries, the way that the boundaries were described in the legal description on the plat itself were incorrect and then those errors were translated into the ordinance.

Member Hogestad asked if all three maps that have been presented were exactly the same. Planning Manager Everette explained that yes, spatially the maps are the same, it is the legal description, language, that has been modified. Member Hogestad, the corrections are what is highlighted on the legal description? Planning Manager Everette responded that is correct. The revised map itself reflects the new legal description.

Member Schneider commented that he was on the board at the time and he does not see any issues and is comfortable with what is being proposed.

Vice Chair Haefele asked if any of the changes change the conditions of the original approval. Planning Manager Everette responded that is correct. The new ordinance is written and includes the exact same information, with the exception of the new legal description.

Member Katz originally made a motion for this item which was seconded by Member Schneider. During further discussion, Member Hogestad wanted to have added to the motion that the corrections are the highlighted changes to the description only. Member Schneider stated that was part of the packet and would be reflected with the packet.

Attorney Havelda would like to have the motion modified to recommend to Council as it was not stated correctly in the first motion. Vice Chair Haefele asked Member Hogestad if he could complete a new motion with the proposed language.

Member Hogestad made a motion that the Fort Collins Planning and Zoning Board recommend to City Council approval of the Spring Creek Mixed-use Rezone Corrections. The corrections include only highlighted changes to the legal description matching the map dated 9/16/16. This motion is based on staff supplied map and highlighted legal description included in the supplemental documents, Item 2, and board discussion. Member Whitley seconded. No additional discussion. **Vote: 6:0.**

3. Fischer Rezoning

Project Description: This is a request to rezone two existing single-family residential properties, 1185 and 1201 Westward Drive, from RL, Low Density Residential, to NCB, Neighborhood Conservation Buffer.

Recommendation: Approval

Secretary Manno reported that there were no citizen emails or letters received.

Staff and Applicant Presentations

Planner Mapes gave a brief verbal/visual overview of this project.

Sam Coutts, Ripley Design, also provided a brief verbal/visual presentation.

Public Input (3 minutes per person)

None noted

Staff Response

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Planner Mapes commented on the assembly of the parcels as to what is being considered and what is not. He also spoke through the multiple plans, i.e. City Plan, West Central Plan that are in place.

Board Questions / Deliberation

Member Schneider wanted to know if the residential sign code should also be referenced. Planning Manager Everette responded that the staff recommendation associated with the initial zoning in an annexation situation would include a recommendation on which sign district to put it in. In this case the parcels are within the residential sign district which will not be changing.

Vice Chair Haefele commented that fewer parking spaces were available per bedroom for rent by the bedroom than for rent by the unit. What is the rational for this as it seems the opposite would be true? What are the requirements? Planning Manager Everett responded that codes have changed over time. Sam Coutts commented that Vice Chair Haefele' s comments and questions are correct in that most of the time you will see a parking reduction by going rent by the unit versus by the bed. The carriage house comes down to a unit bed mix which makes this an outlier. The majority of the student housing saw a substantial reduction in the parking requirement. Planner Mapes spoke to the Transit Orient Development Overlay which factors into the parking standards. In the TOD, requirements per bedroom is higher than what would be required for equivalent number of bedrooms. In this case the TOD is what would pertain for this item. .75 parking spaces per bedroom, 2-bedroom requires 1 space, rent by the bedroom would require 1.5 compared to 1. As you work your way up to 2, 3- and 4-bedroom units it ends up totaling more parking requirement per bedroom. For this item, none of it reaches 1 space per bedroom which is being proposed as a commitment and as a condition as part of this zoning.

Member Katz asked if in the agenda, next to the applicant, it says the City of Fort Collins, is this a clerical error? Planning Manager Everette responded yes, this should be part of the Spring Creek rezoning item, the staff report is correct.

Chair Hansen questioned if the parcels were assembled and if this included anything that happens with development on other properties or are, they exempt from that condition? Planner Mapes responded that if development were to occur in the existing NCB zoned parcels and not include these new houses, then it would not trigger the one-space per bedroom requirement. The condition only applies to a redevelopment project that incorporates these two lots.

Member Katz has an issue with the condition. To clarify, does it count as a single-family residence as well? Planner Mapes responded that it is not included in the condition. Mr. Coutts responded that if the lots were to be developed again, which he feels is unlikely, that the condition should state single-family detached.

Vice Chair Haefele wanted to know if the houses were vacant. Mr. Coutts responded yes.

Member Hogestad asked what makes this a logical and orderly development? Planner Mapes responded that because of the extension of the zone and because of the consistency of the City Plan and West Central Plan, staff found that this was adequately satisfying. Member Hogestad feels that the residential is logical. Member Hogestad also wanted to know what the changing conditions are. Mr. Coutts commented that the conversion of the single-family homes from primary to rental paired with redevelopment. This is very different than a decade ago, and there are not any statistics.

Member Hogestad asked what the changing conditions are. Mr. Coutts commented that one of the biggest changing conditions is the conversion of the single-family homes that exist in the RL district currently from primary residences into rental residences. This is paired with redevelopments and infrastructure happening in the area.

Member Hogestad commented that while the students are gone there is no pressure for parking on the street. The issues lie in students going to class, they can park and run across the street. He wonders if this was mentioned. Chair Hansen asked if this was a residential parking zone and if it is being enforced. Planner Mapes responded yes. Member Hogestad feels this is a problem as it is ever revolving. He would like to see a comprehensive parking plan for this neighborhood. Planner Mapes responded that at the neighborhood meeting, the homeowners spoke strongly about the streets filling up during the day. The concern is that the Springfield project contributes significantly to pressure, generally on parking throughout the neighborhood. Member Hogestad asked a clarifying

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question as to if the current TOD is working. Planner Mapes responded that this is a bigger policy debate and cannot answer the question.

Chair Hansen commented that the intent of the TOD is that since it is adjacent to public transportation, they are trying to reduce the parking requirements to encourage individuals to use public transportation.

Vice Chair Haefele commented that the TOD requirement is created for developments that do not require cars, but Fort Collins is not there yet. We do not have the transit or the money set. More parking for the development may not address the issues that they are seeing.

Member Schneider asked what this had to do with the rezone. They are offering more parking than what the TOD requires.

Chair Hansen asked if Member Hogestad' s concern was about the condition that adds parking and that it will be used as student parking that is not associated with a development. Member Hogestad responded no, and that he brought it up because the applicant and planner brought it up.

Chair Hansen agreed with Vice Chair Haefele that offering to provide one parking space per bedroom is not an attempt to fix their on-street parking issue, it is an offer to ensure that any development does not contribute to it more.

Vice Chair Haefele does not think that an occupied single-family house regardless of whether it is rented or owned constitutes a change in the condition. Chair Hansen responded that most of the homes in the area he lived were single-family home rentals, the difference in character is more subtle than if it were a business. Then you have a house that has a family in it versus a house with students. It is a different experience.

Member Hogestad feels that the West Central Plan and City Plan speak of neighborhoods and their characters being preserved, we are running out of more affordable single-family homes. It is evidenced in Avery Park and how that went from almost unlivable to now mostly owner-occupied homes. It does work and to say that the fix is a large apartment building, he just does not buy it.

Vice Chair Hafele does not see this as an improvement.

Chair Hansen is hearing that the neighborhood may be better served by remaining RL. Member Hogestad feels that it is not logical to have an apartment building on the same face as one-story single-family homes. They requested that the map be brought up. Member Katz agreed with Chair Hansen that the proposed plan is also a logical zoning pattern, the board should be careful not to make too many assumptions.

Member Schneider asked if the two properties on the corner of Shields and Westwood went through a type I redevelopment and those are going to become student-oriented housing, so we will be seeing redevelopment right next door? Planning Manager Everette responded that she would have to double check but does not believe there has been a proposed development at that corner. Planner Mapes responded that there is nothing submitted or conceptual, however, they have heard from the applicant team that a previous owner did not go forward. It is likely that those will redevelop. In regard to density, if the students were pulled to higher density, then the single-family homes could become owner occupied or help be part of that missing middle.

Member Hogestad finds the map interesting. The NCB properties are from a different time and are much more disorganized than a neighborhood, he is concerned that we are encroaching on a neighborhood, and this is exactly what West Central Plan and City Plan talk about not doing. Preserving neighborhoods is important.

Chair Hansen feels the City and this proposed rezoning is making the neighborhood a more logically and orderly development pattern.

Member Schneider made a motion that the City of Fort Collins Planning and Zoning Board make a recommendation to City Council to approve the Fischer Rezoning REZ20001 based on the analysis, findings of fact and the staff report with the following condition:

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- **That if any development plan involving 1185 or 1201 Westwood Drive for residential use, there must be at least one parking space per bedroom.**

This also includes materials and information as presented to us in the work session, this hearing and board discussion with this item. Member Katz seconded. Member Schneider commented that rezoning makes sense to him and that if they stay residential uses, there is not a development plan that has to be involved with rezoning or any changes, they could tear down the houses, rebuild single-family homes with no additional parking. Member Hogestad, he will not be supporting the motion as the rezone does not protect the neighborhood character. Member Katz agrees with both Chair Hansen and Member Schneider in that the rezone cleans up the zoning pattern. Chair Hansen cares about the neighborhood but does not feel the rezone is doing anything to significantly affect it. It makes it a more logical development pattern **Vote: 4:2.**

4. Wells Fargo Parking Lot Addition of Permitted Use

Project Description: This is a request for a major amendment (MJA) and addition of permitted use (APU) to add two automatic teller machines (ATMs) for financial services to a previously approved parking lot at 112 W. Magnolia St.

Recommendation: Approval

Secretary Manno reported that an email was received from Phillip Siefken stating his objection to the project.

Staff and Applicant Presentations

Planner Overton gave a brief verbal/visual overview of this project.

Brad Schlagbuam, Wells Fargo Properties Group, also provided a brief verbal visual presentation.

Public Input (3 minutes per person)

Roger Hubert property owner near this item, discussed the parking and the TOD and that he opposes this project.

Staff Response

Planner Overton responded by giving the development history, guidance for the Canyon Ave. subdistrict, which staff believes is well aligned with this guidance.

Board Questions / Deliberation

Member Haefele asked if the parking on Magnolia is controlled by Wells Fargo. Planner Overton responded that it is public street parking and was included in the applicates presentation, but staff's analysis does not include those parking spaces when determining if the project complies with the Land Use Code.

Member Hogestad wanted to know if it was a 24/7 operation, if there was security lighting and if the applicant felt this would be a spot for kids to congregate. Applicant Schlagbuam responded yes to the 24/7 operations and that there will be light, per code, and that there is no reason for this location to be a hangout spot.

Member Hogestad asked staff if they knew if the other locations were a 24/7 operation and had security lighting. Planner Overton did not have this information on operations, but that security lighting is used.

Chair Hansen asked what was included in the afterhours parking. Mr. Schlagbuam responded that anytime outside of bank hours, the lot would be available to others.

Chair Hansen commented on the established traffic pattern with the use of the ATM's and wanted to know if this would change with the new ATM location. Does the focus point to a traffic shift? Dave Betley, Engineering, responded that the traffic review was accepted and that there should not be much impact.

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Chair Hansen asked if the requested modification to alley setback, is that going to affect and site lines for people pulling out of the parking lot into the alley? Planner Overton responded that the landscaping has been designed so that it does not interfere with the site line triangle. Regardless of the setbacks, the alley is a challenge. Chair Hansen questioned that if this is approved and the existing motor bank is fully abandoned, is there any plans for the driveway? Mr. Schlagbuam commented that they would be happy to close that off at the same time they close the two lanes.

Chair Hansen responded to public input regarding the traffic patterns and how it affects the other modes of transportation in the area. According to the traffic analysis there will be a net change of 0. He likes that the access point has been more carefully thought out as opposed to the existing motor bank.

Member Katz made a motion that the Fort Collins Planning and Zoning Board approve the APU to 112 W. Magnolia St., This approval is based upon the agenda material, information and material presented during the work session, this hearing and the board discussion on this item. This conforms with the criteria of 1.34 (c)(1) and is not a detriment to good. Member Schneider seconded. Vote: 7:0.

Member Schneider made a motion that the Fort Collins Planning and Zoning Board approve the modification of standards Section 4.16(b)(1) proposed with the major amendment that meets the applicant's requirements in Section 2.2(h)(1) this modification will not be detrimental to public good. This information is based on the material presented to the board during the work session, this hearing tonight, board discussion and staff report. Member Katz seconded. Vote: 7:0

Member Haefele made a motion that the Fort Collins Planning and Zoning Board approve the Major Amendment MJA-190003 based on the findings of fact, the information presented in the staff report, during the work session and this hearing. Member Katz seconded. Vote: 7:0

5. Planning & Zoning Board Bylaws

Project Description: At the July 10, 2020 work session of the Planning and Zoning Board, the Board discussed the current by-laws (as adopted January 12, 2017) and directed staff to propose revisions for the Board's consideration.

Recommendation: Approval

Secretary Manno reported that no citizen emails or letters were received.

Staff and Applicant Presentations

Attorney Yatabe gave a brief verbal overview of this item.

No applicant for this item

Public Input (3 minutes per person)

None noted

Staff Response

None noted

Board Questions / Deliberation

Chair Hansen asked for clarification regarding if the proposed changes leave recusal or non-recusal up to the board member in question, is that correct? Attorney Yatabe, that is correct.

Vice Chair Hafele asked what would happen if someone's recusal meant that there is not a quorum, what would happen then? Attorney Yatabe responded that in that situation the item could not be heard. This remains an open

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issue. The Council addresses this by allowing a conflicted member to participate with the conflict being clearly disclosed.

Chair Hansen feels that if attendance is low, postponing may work, however, if attendance is high, postponing would not work.

Attorney Yatabe visited City Code Section 2-76 with the board. He feels the issue raised is a bit of a conundrum because the bylaws cannot run counter to the Charter, the code or the Boards and Commission Manual. Attorney Yatabe removed the section that allowed a member to remain and be present in the chambers. Member Schneider asked if they should be the ones making the changes or should they have this be a broader City Council conversation? Member Schneider has reservation about this section. Member Haefele wanted to know whether the bylaws should go to Council for approval or to see about whether there could be something in the bylaws that let Council take over a decision? Member Schneider responded correct. A code change may need to happen before a bylaw change can happen. Vice Chair Haefele feels it would be ok to make code changes proposed.

Member Schneider asked; what if a couple board members do not agree with a member's decision to non-recuse? Vice Chair Haefele does not feel it should be up to the other board members to make that determination, ever. What are the checks and balances? Member Katz agrees with the checks and balances and wonder's if it is easier to keep that power in the Chairmen's hands instead of going to an ethics review board. Member Schneider is not comfortable with it being in the hands of the Chair. Chair Hansen commented that the biggest concern is sole discretion of a single person. Vice Chair Haefele is not comfortable with any board member saying to her, you should recuse yourself. You do not know what someone is thinking.

Chair Hansen wanted to know if this is getting reviewed by Council. Attorney Yatabe responded that the next step is to present to the Council Liaison which could elevate to Council.

Member Hogestad was confused as there is not a board member that understands his financial, social and any other position, so how could someone bring that into question? It seems like an accusation of dishonesty as well. Chair Hansen commented that there could also be an appearance of a conflict. Member Whitley commented that if a less than honorable member decided not to recuse themself, it may be incumbent upon the board to recuse themselves so that there is not a quorum and therefore that item would not be heard. This would be extreme and dysfunctional, but a way around. Vice Chair Haefele commented that board members should be cognizant in the fact that the Ethics Review Board and the appeal process are part of the process.

Chair Hansen asked if there are "appearances" how do we make sure they get brought up and discussed to alleviate any concerns from the citizens? He is comfortable with relying on the integrity of the board members to determine if there is a conflict or not. Out of concern for maintaining the highest level of integrity for the process, he does not want to limit the ability to make sure appearances of conflict get brought up and discussed or disclosed. Vice Chair Hafele commented that the duty rests with a member of the audience to bring it up in public comment, make it a point for an appeal, but is should not be one board member accusing another board member based on things that you do not know about.

Member Haefele made a motion that the Fort Collins Planning and Zoning Board adopt the changes as proposed by to Article 4 Section 10 of the Planning and Zoning Board Bylaws. Member Katz seconded. Vice Chair Haefele feels this is an import change. Member Schneider has reservations on a section of the changes. Member Hogestad was offended by Member Schneider's comments as he felt they they were accusatory. Vote: 4:2.

Member Haefele made a motion that the Fort Collins Planning and Zoning Board approve the clerical changes to all section remaining in the bylaws as amended by the previous motion. Member Katz seconded. Vote: 7:0.

Other Business

None noted

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Adjournment

Chair Hansen moved to adjourn the P&Z Board hearing. The meeting was adjourned at 10:20 p.m.

Minutes respectfully submitted by Shar Manno.

Minutes approved by a vote of the Board on: _____.

Rebecca Everette
Development Review Manager

Jeff Hansen, Chair

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Development Review Staff Report

Agenda Item 1

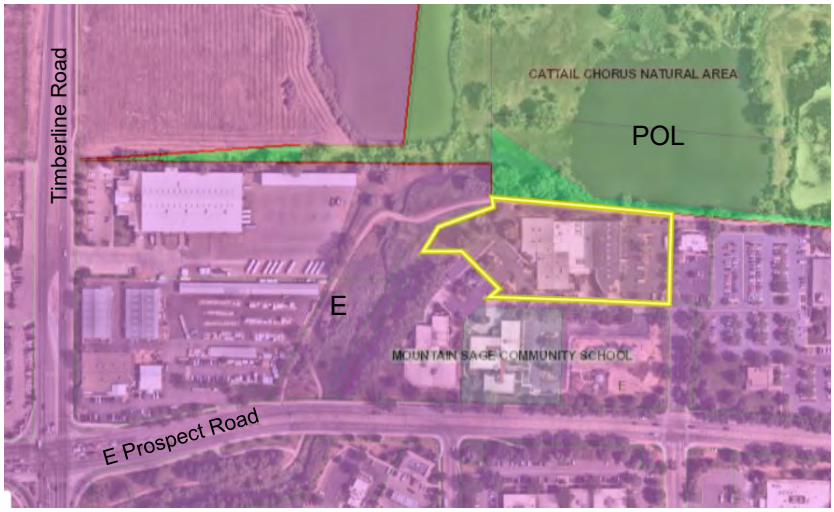
Planning and Zoning Board: September 17, 2020

Mountain View Community Church, PDP200008

Summary of Request

This is a request for a Project Development Plan to convert an existing building from the last known use of business office building to a place of worship (parcel #8717306005). The project proposes the removal of two parking spots to accommodate trash enclosure and new parking configuration with a total of ten parking spaces remaining. Access is taken from Prospect Rd. to the south. The property is within the Employment (E) zone district and is subject to Planning and Zoning Board (Type 2) Review.

Zoning Map



Next Steps

If approved by the Planning & Zoning Board, the applicant will be eligible to submit a Final Development Plan. Subsequent rounds of review will be required to finalize site engineering and corrections to the plan before the applicant can apply for site and building permits.

Site Location

Located in the existing building near the northeast corner of S Timberline Road and E Prospect Road and addressed as 2330 E Prospect Road.

Zoning

Employment (E)

Property Owner

Mountain View Community Church of Fort Collins INC
328 Remington Street
Fort Collins, CO 80524-2807

Applicant/Representative

Shelley La Mastra
Russell + Mills Studios
506 S College Ave, Unit A
Fort Collins, CO 80525

Staff

Noah Beals, Senior City Planner-Zoning

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Staff Recommendation

Approval of Modification of Standard request and Project Development Plan

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request for a Project Development Plan (PDP) to redevelop an existing building into a place of worship with a large gathering (sanctuary) space of 900 seats located at 2330 E Prospect Road. The existing driveway connection to E Prospect Road is shared with the other properties in the Seven Lakes Business Park.
- The existing parcel is approximately 2.89 acres and is bounded by other parcels in the Seven Lakes Business Park, a warehouse for the Poudre School District and the Cattail Chorus Natural Area.
- The existing building is a 47,758 sf, two-story building that faces south towards a shared drive-aisle in the business park.
- The main gathering (sanctuary) space will be completed in two phases. The first phase will renovate the interior of the existing space. The second phase will enlarge the existing building in height to and footprint.
- There are a total of 318 parking spaces available. These spaces are divided, with 98 on the property and 220 shared with the other properties in the Seven Lakes Business Park.
- The existing site will be renovated to include new outdoor seating near the main entrance and an increase in bicycle parking.
- The project includes an alternative compliance request for the lighting standards to balance the need for safe lighting required at emergency exits of the building and minimal lighting impacts in a natural habitat buffer zone.
- A Modification of Standard is required for the following overlapping code sections 3.5.3(C)(1), 3.2.2(C)(5)(a), 3.2.2(C)(6) and 3.2.2(C)(7), which all speak to the same requirement for a pedestrian and/or bicycle connection to the site that extends to the public right-of-way. The project has an existing connection to the East Spring Creek Trail and does not abut public right-of-way. The existing access points to the site from abutting properties are to remain.

B. SITE CHARACTERISTICS

1. Development Status/Background

The property is part of the 1982 Seven Lakes Business Park P.U.D. subdivision that was approved by the City of Fort Collins. The building was built in 1982 for office/warehouse/manufacturing and received a significant remodel in 1986. This Project Development Plan is to repurpose the existing building into a place of worship.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Public Open Lands (P-O-L)	Employment (E)	Employment (E)	Employment (E)
Land Use	Natural Area: Cattail Chorus and East Spring Creek Trail	Shared Drive aisle (Seven Lakes Business Park) Across Drive aisle: Mountain Sage Community School	Office Building (Tri-Life Health)	Warehouse Building (Poudre School District)

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C. OVERVIEW OF MAIN CONSIDERATIONS

Places of worship are permitted in most zone districts, including Employment. The reuse of an existing building comes with challenges. The site itself does have an existing building, parking lot and shared connections. The property owned by the applicant does not have frontage onto a public right-of-way. The intervening properties have separate ownership and are not part of this development.

During the review process, staff found that a unique set of circumstances warrants support of the modification of standards for overlapping code sections. Circumstances include:

- The surrounding parcels were initially developed prior to current Land Use Code standards.
- The owners of the intervening property were contacted and would not agree to any site improvements.
- A connection to the East Spring Creek trail exists today and will remain.
- The property does not have frontage onto any public right-of-way.

2. Comprehensive Plan

A. CITY PLAN (2019)

The recently adopted City Plan update includes the following policies related to the reuse of the existing building for a place of worship:

Policy LIV 2.1 – REVITALIZATION OF UNDERUTILIZED PROPERTIESPARTNER ORGANIZATIONS

Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: » Adaptive reuse of existing buildings (especially those that have historic significance)

Policy LIV 7.1 – ACCEPTANCE, INCLUSION AND RESPECT

Identify opportunities to promote acceptance, inclusion and respect for diversity. Discourage all forms of discrimination, in addition to the specific characteristics that are protected by law.

Policy EH 5.3 – LANDFILL DIVERSION

In the interest of transforming these otherwise wasted resources into marketable commodities, divert recoverable materials from the landfill, based on the hierarchy for materials management. In particular, divert organics (such as yard trimmings and food scraps), construction and demolition materials, curbside recyclable materials and hazardous materials from landfill disposal.

Policy HI 2.3 – LIFELONG LEARNING

Work with educational institutions, nonprofit organizations and others who provide educational classes or programs to ensure that lifelong learning opportunities are available and accessible to residents.

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3. Public Outreach

A. NEIGHBORHOOD MEETING

Pursuant to *Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for all projects to be reviewed by the Planning and Zoning Board. Therefore, a neighborhood meeting was scheduled and held after the conceptual review was conducted and before the formal submittal of the project.

B. PUBLIC COMMENTS

Under the concerns of the current pandemic, a remote neighborhood meeting was held. In attendance for the meeting were City Staff and the applicant team. An additional person attended but was observing the process for a future development project and had no comment.

The project has been posted as under review on the City's Development Review webpage and letters have been sent out to surrounding property owners notifying of the application. The city has not received any additional communication from the general public.

4. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on June 19, 2020. The project required two rounds of staff review, including site visit with city from the Engineering, Forestry, Water Utilities and Planning departments.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR190008

A conceptual review meeting was held on January 24, 2019.

2. First Submittal – PDP200008

The first submittal of this project was completed on June 19, 2020.

3. Neighborhood Meeting

Was held on May 27, 2019 pursuant to *2.2.2 – Step 2: Neighborhood Meetings.*

4. Notice (Posted, Written and Published)

Posted Notice: May 13, 2020, Sign # 540

Written Hearing Notice: September 03, 2020; notice mailed to 21 parcel owners.

Published Hearing Notice: September 6, 2020, Coloradoan Confirmation #0004363413

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C. DIVISION 2.8 – MODIFICATION OF STANDARDS

The applicant requests four interrelated modifications of standard as noted previously in this report.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) 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 modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

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1. Request for Modifications of Standards

Applicable Code Sections:

- 3.5.3(C)(1) – Main entrance shall face a connecting walkway. A connecting walkway extends from the property to the public street sidewalk.
- 3.2.2(C)(5)(a) – Walkways are required to connect points of pedestrian origin and destination.
- 3.2.2(C)(6) – Pedestrian and Bicycle circulation system required to connect from surrounding areas to the development.
- 3.2.2(C)(7) – Pedestrian and Bicycle improvements required to provided safety, efficiency and convenience from the development to surrounding areas.

Applicant Justification:

Please see attachment 7 for the applicant's full Modification of Standard Request. Key points of note include:

- *"The applicant and place of worship owner requested an access easement for installing a sidewalk connection to E Prospect Road as shown in the attached sheets. This request was denied by the property owner of the parcel to the south. There are not any other viable options that would create a safe and intuitive connection from Prospect as noted in the email response and attached images."*
- *"Entrance Drive (North End) – Existing Utility Infrastructure adjacent to flowline as well as existing trees (~6' from flowline making sidewalk excavation problematic from forestry perspective) prevent sidewalk connection to Prospect R.O.W."*
- *"Entrance Drive (South End) – Existing Utility Infrastructure adjacent to flowline as well as existing trees (~6' from flowline making sidewalk excavation problematic from forestry perspective) prevent sidewalk connection to Prospect R.O.W."*
- *"South side of Mountain Sage Charter School (from Prospect Road- Existing grades and 6' cedar fence prevent sidewalk connection to public R.O.W."*
- *"South side of Mountain Sage Charter School (from interior parking lot - double row of 6' cedar fence prevents sidewalk connection to public R.O.W.*"

Staff's Analysis of the Modification Requests:

Staff finds that the requested Modifications of Standards would not be detrimental to the public good and are justified by criterion #3 in Land Use Code Section 2.8.2. Staff finds that:

- The existing conditions of the site create an undue hardship not created by the applicant resulting in practical difficulty in meeting the standards.
- The connection from the development to north to the East Spring Creek Trail does provide connectivity for pedestrians and bicyclists from the site to surrounding areas.
- The applicant did pursue an additional connection to E Prospect Road but is prohibited from making this connection due to no fault of their own.
- If the intervening parcel redevelops this connection can be made in future.

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5. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	This Code Section requires a fully developed landscape plan that addresses relationships of landscaping to the circulation system and parking, the building, abutting properties, and users of the site in a manner appropriate to the neighborhood context. The plan provides the following main components: • The site includes 30 existing trees, and 22 will remain protected on the site. • An additional 24 trees will be planted on the site. • A majority of the existing shrubs will remain • New grass seed mix will be planted to enhance the detention basin and natural area • New outdoor seating area will include hardscapes	Complies
3.2.2 – Access, Circulation and Parking	This Code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development. • New pull-in drop-off area near the entrance of the building will added. • Trail connection will remain from the site to the East Spring Creek Trail. • Parking lot circulation will remain. • New pedestrian crossing paint markings will be added to the east parking area • Accessibility spaces will be located to align with ramps to sidewalks	Complies provided the modification of standard request is approved
3.2.2(C)(4)(b) – Bicycle Parking Space Requirements	A minimum of 17 fixed bike parking spaces are required. The proposed design includes 3 fixed bike racks that provide 33 bike parking spaces. These racks are located conveniently between the trail connection and the entrance of the building.	Complies
3.2.2(K)(2) – Nonresidential Parking Requirements	A place of worship is required to provide off-street parking spaces based on the number of seats in the main gathering area in the building. This ratio is 1 parking space for every 4 seats. The sanctuary space as 900 seats, so the minimum number of required parking spaces is 225. On the property 98 parking spaces are provided, with 8 of them being accessibility spaces. An additional 220 spaces are shared with the other 4 parcels in the Seven Lakes Business P.U.D. The total parking spaces provided is 318, meeting the minimum parking requirement.	Complies

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3.2.4 – Site Lighting	Project lighting is primarily located attached to the building and within the parking lot. The photometric plan demonstrates compliance with minimum lighting levels, meeting or exceeding code requirements for a commercial building. The area to the north of the building is a natural habitat buffer zone. Typically in a natural habitat buffer zone the code requires protection of these areas from any light spillage. In this instance, this is in conflict with the building code, which requires an emergency exit to be safely lit. There are three emergency exits on the north side of the building. The lighting section allows for an alternative compliance to be submitted. In reviewing such a request, the decision maker needs to find that the alternative compliance accomplishes the purpose of the lighting standard. In this case the proposed lighting for the exits will be installed at 12" in height and the lights will adjust based on the ambient lighting levels. In addition, the lights will increase to 1 foot candle upon motion of the exit doors opening. Staff found this alternative compliance proposal to accomplish the purpose of the lighting standard in ensuring public safety while protecting the natural habitat buffer zone. All proposed lighting is fully shielded and down-directional, meeting color temperature requirements of 3,000K or less.	Complies
3.2.5 – Trash and Recycling Enclosures	All commercial structures must provide adequately sized, conveniently located and easily accessible area for the waste disposal needs of the development. One of the existing parking spaces will be removed, and the applicant will provide the addition of a trash/recycling enclosure. This enclosure is conveniently located in the existing parking area and will include a separate walk-in access.	Complies

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	An applicant is required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In this case the property does not abut any public right-of-way, therefore no additional right-of-way is required to be dedicated. Existing easements on site are sufficient and will remain. An existing emergency access easement is being vacated and rededicated to clean up confusion from the original dedication and to vacate an unusable portion of the easement.	Complies

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C. 3.4 ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats	This section applies if any portion of the development site is within five hundred feet of an area or feature identified as a natural habitat on the City's Natural Habitats and Features Inventory Map. The Cattail Chorus Natural Area abuts the property to the north. The natural habitat buffer extends along the north side of the property and the existing building is within the buffer zone. The portion of the building that extends in the buffer zone will not be altered. The addition to the building is to the south and outside of the buffer zone. The E Spring Creek Trail is within the Natural Habitat Buffer Zone. The trail is in between the Natural Area and the existing building. Landscaping improvements in the buffer zone have been reduced to the minimum impacts to accomplish both stormwater treatment requirements and complementary plantings in the natural habitat buffer zone.	Complies

D. 3.5 – BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1– Building Project and Compatibility **3.5.3 -Mixed-Use, Institutional and Commercial Buildings**	These standards are designed to ensure compatibility of new buildings with the surrounding context and are intended to promote the design of an urban environment that is built to human scale. Changes to the building are mostly within Phase 2 of the project. In Phase 2, the sanctuary space will be enlarged to the 900 seat capacity. This will bring the building to 33.83' in height and enlarge the footprint to the south while maintaining the proposed on-site sidewalk circulation. Phase 1 consists of mostly interior changes. The exterior will be painted, and a new mechanical screen wall will be added to the roof. Additionally, the existing loading dock will be changed to accommodate a new pedestrian entrance to the building.	Complies

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E. 3.6 TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 – Transportation Level of Service Requirements	The applicant provided the following analysis: "…traffic generated is off-peak in comparison to all other businesses within the Seven Lakes development. The largest traffic impact will be on Sunday mornings when all other businesses are closed, and the impact during weekday daytime (business) hours is assumed to be less than other potential employment sector occupants of the facility..." Traffic Operations and Engineering staff have reviewed the full analyses based on the details provided by the applicant, and the need for a Traffic Impact Study was deemed to be fulfilled. It was further noted, because the intersection of Prospect Park and Prospect Road is signalized with appropriate turn lanes, it is not anticipated that the proposal would trigger any infrastructure improvements at the Prospect Road access point.	Complies
3.6.6 – Emergency Access	This section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays. Emergency Access easements are located on the east, south and west side of the building. An existing emergency access easement is being vacated and rededicated to clean up confusion from the original dedication and vacate an unusable portion of the easement.	Complies

F. 3.7 COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.3 – Adequate Public Facilities	This section requires that any approval of a development is conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required. The project remains in the Fort Collins Water Utilities District, Fort Collins Light and Power, and Poudre Fire Authority. Each party has commented on the project and have demonstrated existing infrastructure capable of serving the proposed project at the developer's expense.	Complies

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6. Article 4 – Applicable Standards:

A. DIVISION 4.27 – EMPLOYMENT (E)

The Employment District is intended to provide locations for a variety of workplaces, including light industrial uses, research and development activities, offices and institutions. This District is also intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, child care and housing.

Additionally, the Employment District is intended to encourage the development of planned office and business parks; to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes; to direct the development of workplaces consistent with the availability of public facilities and services; and to continue the vitality and quality of life in adjacent residential neighborhoods.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.27(B)(3)(b) – Permitted Uses	The proposed 'Place of Worship or assembly' land use is a permitted use subject to Type 2 review.	Complies
4.27(D)(2) – Secondary Uses	Places of worship are considered a secondary use in the Employment district. Secondary Uses are to integrate into the larger Employment district and occupy no more than 25% of a development plan. An Overall Development Plan (ODP) was approved originally in 1982. This ODP included three separate tracts and outlined the intended uses of each tract. In 2020, a minor amendment to the ODP was approved that outlined the number of secondary uses with the Seven Lakes Business Park ODP. This amendment confirmed the secondary uses in the ODP totaled only 12.7% and are within compliance of the maximum of 25%.	Complies
4.27(D)(4)(a) – Maximum Height	Maximum Building height is 4 stories. A story can be a maximum of 25ft in height. The total proposed height of the building is 33.83 feet.	Complies

7. Findings of Fact/Conclusion

In evaluating the request for the Mountain View Community Church Project Development Plan, PDP200008, staff makes the following findings of fact:

- The Modifications of Standards to Sections 3.5.3(C)(1), 3.2.2(C)(5)(a), 3.2.2(C)(6) and 3.2.2(C)(7) – each having the same requirement for a pedestrian and/or bicycle connection from the site that extends to the public right-of-way – with this Project Development Plan meets the application requirements of Section 2.8.2(H)(3). Granting the modification would not be detrimental to the public good, and by reason of exceptional physical conditions unique to the property the strict application of the standard would result in undue hardship on the property owner.
- The Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, provided the Modifications of Standards as mentioned above are approved.

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- The Project Development Plan complies with relevant standards located in Division 4.27, Employment (E) of Article 4.

8. Recommendation

Staff recommends approval of the Modifications of Standard requests for the related Sections 3.5.3(C)(1), 3.2.2(C)(5)(a), 3.2.2(C)(6) and 3.2.2(C)(7) and approval of Mountain View Community Church, PDP200008 based on the aforementioned Findings of Fact.

9. Attachments

1. Design Narrative
2. Cover/Signature Sheet
3. Site & Landscape Plan
4. Elevations
5. Lighting Plan
6. Alternative Compliance Request
7. Modification Request
8. Traffic Analysis
9. Email between City Traffic Engineer and Applicant
10. Approved ODP Minor Amendment
11. Utility Plans
12. Parking Agreement
13. Phase I Environmental Site Assessment Report
14. Ecological Characterization Study
15. Roof-top Screening Exhibit
16. Letter of Support from Seven Lakes Business Park Association
17. Neighborhood MTG Applicant's PowerPoint Presentation

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Project Narrative

MOUNTAIN VIEW COMMUNITY CHURCH

PROJECT LOCATION

NTS

Project Narrative

MOUNTAIN VIEW COMMUNITY CHURCH

PROJECT GOAL:
The design intent of the Mountain View Community Church (MVCC) development is to provide a place of worship for MVCC that is compatible with the surrounding employment business within the Seven Lakes Business Park and enhances it's relationship with the existing Cattails Natural Area to the north. The development is located at 2330 E Prospect Road, Parcel 8717306005.

The development will reuse portions of the existing building as well as adding sanctuary space to the south-west corner of the building, outside of the established Natural Habitat Buffer Zone (NHBZ). The existing dock area will be re-purposed as a pedestrian friendly plaza area that allows for both small and large gathering spaces as well as a gas fire pit on a raised plaza for evening use and gatherings. This new plaza connects to a new sidewalk system that connects from the existing Spring Creek Trail spur all the way across the southern portion of the building to the proposed main entrance on the south-east corner of the building.

BACKGROUND:
The existing site and building are home to the Niner Bike Company. The building was constructed in three phases from the east first to the west portion as the final expansion phase.

1. PROJECT TITLE:
Mountain View Community Church

2. MEETING DATES:
Conceptual Review Meeting: January 24, 2019
Neighborhood Meeting: May 27, 2020 (no public participation)

3. GENERAL INFORMATION:
Project Location: 2330 E Prospect Road
Size: 126,260 sf / 2.899 ac
Existing zoning: Employment (E)
Proposed zoning: Employment (E)
Number of off street parking spaces provided: 99 on property, 220 off property within Seven Lakes Business Park, parking agreement submitted.
Number of building stories proposed: Two
Maximum building height of new building: 33'-10"
LUC Modifications and Alternative Compliance proposed (refer to supplemental information provided):

MODIFICATION REQUEST #1
LUC 3.5.3(C)(1):
Where complete separation of pedestrians and vehicles and bicycles is not possible, potential hazards shall be minimized by the use of techniques such as special paving, raised surfaces, pavement marking, signs or striping, bollards, median refuge areas, traffic calming features, landscaping, lighting or other means to clearly delineate pedestrian areas, for both day and night use.
LUC 3.2.2(5)(a):
Directness and Continuity. Walkways within the site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access. Walkways shall be unobstructed by vertical curbs, stairs, raised landscape islands, utility appurtenances or other elements that restrict access and shall link street sidewalks with building entries through parking lots. Such walkways shall be raised or enhanced with a paved surface not less than six (6) feet in width. Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle.
LUC LUC 3.2.2(C)(6):
Direct On-Site Access to Pedestrian and Bicycle Destinations. The on-site pedestrian and bicycle circulation system must be designed to provide, or allow for, direct connections to major pedestrian and bicycle destinations including, but not limited to, trails, parks, schools, Neighborhood Centers, Neighborhood Commercial Districts and transit stops that are located either within the development or adjacent to the development as required, to the maximum extent feasible. The on-site pedestrian and bicycle circulation system must also provide, or allow for, on-site connections

to existing or planned off-site pedestrian and bicycle facilities at points necessary to provide direct and convenient pedestrian and bicycle travel from the development to major pedestrian destinations located within the neighborhood. In order to provide direct pedestrian connections to these destinations, additional sidewalks or walkways not associated with a street, or the extension of street sidewalks, such as from the end of a cul-de-sac, or other walkways within the development, to another street or walkway, may be required as necessary to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas.
LUC 3.2.2(C)(7):
Off-Site Access to Pedestrian and Bicycle Destinations. Off-site pedestrian or bicycle facility improvements may be required in order to comply with the requirements of Section 3.2.2(E)(1) (Parking Lot Layout), Section 3.6.4 (Transportation Level of Service Requirements), or as necessary to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas.

MODIFICATION REQUESTED:
No direct R.O.W. sidewalk connection shall be provided.

ALTERNATIVE COMPLIANCE #1
LUC 3.2.4(D)(6):
Unique areas or neighborhoods within the City may have additional design guidelines for lighting as part of a neighborhood or area plan. The Department can provide information regarding neighborhood or area plans. Natural areas and natural features shall be protected from light and spillage from off-site sources.

ALTERNATIVE COMPLIANCE REQUESTED:
The required building egress exits within Natural Habitat Buffer Zone would have low level lighting installed 12" above finished walking surface. A photocell that would keep the lights off during all hours that light levels are above 0.5 foot candles (i.e full moon). If light levels are below 0.5 foot candles the lights would come on to a 0.5 foot candle level. If the emergency egress doors were exited a motion sensor will activate the lights to come up to the 1 candle foot light level that is required by Building Code section 1008.2.

The north parking lot fixture in the east parking lot will be installed with a dimming feature that will be activated after 10:00pm. Light levels would be dimmed 50%.

4. PROPOSED OWNERS:
Mountain View Community Church
Contact: Jason McConahy
2330 E Prospect Road
Fort Collins, CO 80525

Applicant:
Russell + Mills Studios
Contact: Shelley LaMastra
506 S College Ave, Unit A
Fort Collins, CO 80524
970-484-8855
slamastra@russellmillsstudios.com

5. EXISTING OWNERS:
Mountain View Community Church
Contact: Jason McConahy
2330 E Prospect Road
Fort Collins, CO 80525

6. TRANSPORTATION IMPROVEMENTS:
Vehicular traffic accesses off of E. Prospect Road via Prospect Parkway. Pedestrian and bicycle traffic are primarily traveling via the Spring Creek Trail to the north which has an existing spur connection into the site. Bike parking is provided off of the spur for easy parking once on site. A sidewalk along the west and south side of the building has been added for improved connection and safety within the site. A drop-off area on the south side of the building will ensure visitors and users that cannot travel the longer distances with the parking lot distances can be dropped off near the entrances. All ADA spaces for the total required parking spaces have been provided to the west of the building on the property.

A traffic narrative was submitted to City staff on February 11, 2020. Staff confirmed no further traffic studies or memos were necessary on February 18, 2020.

7. NEIGHBORHOOD MEETING
A neighborhood meeting was held on May 27, 2020 via Zoom. There was no public participation or input at the meeting.

8. SITE DESIGN
Mountain View Community Church is located on a unique property near the Cattails Chorus Natural Area. The lot has an existing building and two parking areas to the east and west of the building. The existing loading dock has been converted to a pedestrian plaza with gas fire pit, landscape beds, boulder retaining walls on the multi-level plazas, small intimate meeting and prayer nooks and connecting walkways to the east and west. The landscape utilizes native and low water species throughout the front landscape areas. The north side of the property within the NHBZ has been restored to a native seed mix with native shrubs.

Poudre Fire Authority will be able to utilize an emergency access easement through the east parking lot as well as with the west parking lot where existing easement has been added to connected to the property line for future development improvement offsite.

Surface parking is utilized within the lot with a total of 99 spaces provided. Parking share agreements with other businesses within Seven Lakes Business Park have been provided as these employment business have peak hour use during the church's off peak hours and vis versa.

Pedestrian traffic is accommodated with the new sidewalk to the south of the building that connects the east and west parkign area as well as the main plaza areas.

9. DISTURBANCES
An ECS report was submitted to COFC Environmental Planning. The 100' buffer from teh edge of the Spring Creek and existing wetlands has been shown on all applicable plans. No building expansion has been proposed with the NHBZ. A per Building Code requirements for emergency egress exits three (3) new walkways have been added to connect to the Spring Creek Trail.

The existing lawn/turf area on the north side of the building within the NHBZ will be restored to a native seed area with native shrubs in the LID area on the northwest.

10. TRANSITION TECHNIQUES
The project seeks to transition to the surrounding NHBZ with reduced levels of use as well as more native plantings.

11. ARCHITECTURE
The existing facility was built in three phases with the west side pre-engineered metal building constructed in the early 80s followed by the middle CMU block/steel bar joist section and then finally the two-story precast concrete east wing in the early 2000's.

Currently, the west and middle sections are generally clad with a cementitious stucco that has similar texture to the precast concrete exterior skin on the 2-story east wing. During phase 1, the vast majority of this existing exterior skin will remain as is with only new paint being applied to provide for a more cohesive color palette.

Limited façade improvements include upgrades to the main entry at the southeast corner and at the south-central courtyard

entry (at the current loading dock location). At the main entry, the small vestibule will be removed and a new canopy created to provide protection for the entry doors. At the south-central entry, an upper plaza with a large overhang provides protection for the entry doors and enhanced screening for RTUs.

In phase 2, the southwest pre-engineered metal building structure will be demolished and replaced with a 900-seat sanctuary that includes a mezzanine. This larger sanctuary massing is broken down by stepping the central roofline on both sides. High windows with stone veneer/stucco pilaster elements accentuate the south and west facades.

The primary exterior stucco skin will continue as a part of phase 2 with the main field color to be an off-white/ light warm gray color with accent finishes in a mid-tone gray. Entry canopy detailing will include stone veneer base elements with exposed steel upper columns, trusses and intermediate brackets painted to match the dark bronze metal flashings.

12. PHASING SCHEDULE

Two (2) phases are proposed with this development. Phase 1 will include all site infrastructure improvements, emergency egress connections, parking lot reconfiguration, drop-off area, southern sidewalk connection across site, trash/recycling enclosure, lighting updates as well as the main entry and internal plaza areas. The upper plaza area will be "squared" with large shrubs between the existing building and the plaza, all other landscaping will be installed including the NHBZ restoration. Phase 2 includes the demolition of the south-west portion of the building and the new sanctuary expansion. The final phase will include columnar trees along the souther face of the sanctuary.

UTILITIES

The existing water, sewer, gas, telephone, and cable services will be utilized for the proposed expansion of the building in Phase 1 and Phase 2. The electric transformer will be relocated with Phase 1.

LIGHTING

All lighting will meet City of Fort Collins requirements. Since a portion of the existing building is within the newly established NHBZ and requires building exit egress walks to be lit at 1 foot candle per building code. A request for alternative compliance on the lighting LUC requirement has been submitted as well as a modification request to the building code requirement.

A photometric plan for both Phase 1 and 2 have been submitted. Photocells will be located on the northside of the building. These will measure the natural light levels during the night. On nights with more than 0.5 foot candles (i.e. full moon) the north egress lights with the NHBZ will not be activated. On nights where there is less than 0.5 foot candles the photocells will activate the lights to come on to 0.5 foot candle level. Motion sensors will be located over every door on the north side as well as the exit on the north-east that are within the NHBZ. If the door is opened the lights will be brought up to the Building Code 1008.2 requirement of 1 foot-candle. North parking lot light will dim to 50% after 10:00pm.

STORMWATER:

Developed runoff is designed to largely maintain existing drainage patterns. Existing conveyance methods include sheet flow, concrete pans, curb and gutter, inlets, and storm sewer that ultimately drain runoff off-site to Cattail Chorus Natural Area ponds north the site. Runoff that drains off-site to the east is ultimately conveyed to the Cache La Poudre River by means of existing storm sewer infrastructure and drainage swales related to Tract B and Tract C of the Seven Lakes Business Park. Per City standards, stormwater detention is not being provided because the increase in impervious surfaces is less than 1,000 square-feet. Per City standards, water quality and low impact development (LID) is being proposed with project to mitigate the impervious areas that are being modified with the development. This includes a proposed bioretention pond on the north side of the building and a new storm drain system that conveys runoff to the vegetative buffer on the west side of the property.

TRASH AND RECYCLING SERVICE:

Trash and recycling services will be located on the west side of the building along the north edge of the existing parking lot. Room for both trash and recycling has been provided.

PLANNING SET:
MOUNTAIN VIEW COMMUNITY CHURCH

LEGAL DESCRIPTION

OF A PORTION OF TRACT A SEVEN LAKES BUSINESS PARK P.U.D., SITUATE IN TEH SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) DATE OWNER (SIGNED) DATE

(STATE OF)
( )SS
(COUNTY OF)

SUBSCRIBED AND SWORN TO BE BEFORE THIS DAY OF 20 , BY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ADDRESS

MY COMMISSION EXPIRES

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO, THIS OF , 20 .

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

GENERAL LAND USE DATA

EXISTING ZONING	E (EMPLOYMENT DISTRICT)
EXISTING PARCEL SIZE	126,260 SF (2.899 AC)
EXISTING LAND USE	EXISTING STRUCTURES AND TWO PARKING LOTS
PROPOSED LAND USE	PLACE OF WORSHIP (APPROVED SECONDARY USE WITH SEVEN LAKES BUSINESS DISTRICT ODP JUNE 2020)

PROPOSED PROJECT LAND USE DATA

PROPERTY LIMIT IMPROVEMENTS	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
BUILDING (includes phase 2 expansion)	0.86	37,651	30%
PARKING AND DRIVEWAY	0.82	35,760	28%
LANDSCAPE AREA - (shrub beds & native seeding new and existing)	0.82	35,836	26%
CONCRETE WALKS/PLAZAS	0.18	7,683	11%
CRUSHER FINES PAVEMENT	0.02	865	1%
SPRING CREEK TRAIL AND SPUR	0.12	5,200	4%

BUILDING DATA: PROPOSED *

* INFORMATION BELOW INCLUDES AREAS AND HEIGHTS FOR PHASE 1 AND 2 (FULL BUILD OUT)

MAXIMUM BUILDING HEIGHT: 33'-10"

NAME	STATUS	AREA(GROSS)	FAR	USE
BUILDING	RENOVATED/NEW	51,271 SF	0.41	PLACE OF WORSHIP

BIKE PARKING

REQUIRED BIKE PARKING: PLACE OF WORSHIP
1 SPACE / 3,000 SF (0% ENCLOSED / 100% FIXED)
51,271 SF / 3,000 SF = 17 SPACES

PROVIDED BIKE PARKING:
33 SPACES (100% FIXED)

VEHICLE PARKING*

* INFORMATION BELOW IS CALCULATED BASED ON PHASE 1 AND 2 (FULL BUILD OUT)

REQUIRED VEHICLE PARKING:
MAXIMUM ALLOWED WITH SHARED PARKING AGREEMENT ON PROPERTY:
(1 / 4 SEATS) 900 SEATS = 225 SPACES

PROVIDED VEHICLE PARKING ON PROPERTY (2330 E. PROSPECT):

STANDARD PARKING (9'x19' or 9'x17")	83
COMPACT PARKING (MIN. 8'x15')	9 (40%)
HANDI-CAP PARKING	8
TOTAL PROVIDED SPACES =	100 SPACES

PROVIDED VEHICLE PARKING OFF PROPERTY:

2290 E. PROSPECT ROAD	40
2310 E. PROSPECT ROAD	51
2362 E. PROSPECT ROAD	27
2500 E. PROSPECT ROAD	102
	220 SPACES
TOTAL AVAILABLE VEHICLE PARKING	319 SPACES

ALTERNATIVE COMPLIANCE REQUEST #1

LUC 3.2.4(D)(6):

Unique areas or neighborhoods within the City may have additional design guidelines for lighting as part of a neighborhood or area plan. The Department can provide information regarding neighborhood or area plans. Natural areas and natural features shall be protected from light and spillage from off-site sources.

ALTERNATIVE COMPLIANCE REQUESTED:

The building egress exits within Natural Habitat Buffer Zone would have low level lighting installed no more than 18" above finished walking surface. A photocell that would keep the lights off during all hours that light levels (i.e. moonlight) are above 0.5 foot candles. If light levels are below 0.5 foot candles the lights would come on to a 0.5 foot candle level. If the emergency egresses were exited a motion sensor will activate the lights to come up to the 1 candle foot light level that is required by Building Code section 1008.2.

The north parking lot fixture in the east parking lot will be installed with a dimming feature that will be activated after 10:00pm.

These additional mechanisms for photocells and motion sensors protect the NHBZ better than a plan that would light the parking lot all of the time at the 1 fc and also better than required building code 1008.2 that would require the emergency egress exits that are already in the NHBZ to be lit at 1fc.

MODIFICATION REQUEST #1

LUC 3.5.3(C)(1), LUC 3.2.2(5)(a), LUC LUC 3.2.2(C)(6), LUC 3.2.2(C)(7):

All above code sections relate to pedestrian and/or bicycle connection through site and to offsite areas including public areas/roads.

MODIFICATION REQUESTED:

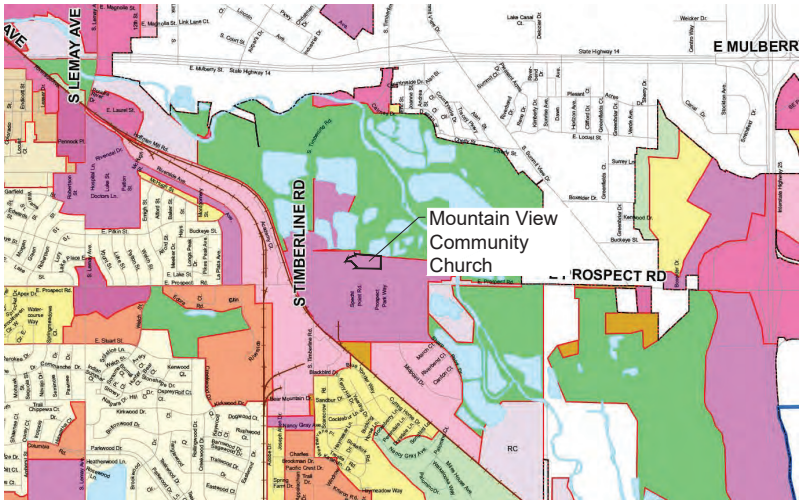
No direct sidewalk connection shall be provided to public roadway.

SHEET INDEX

G001	COVER SHEET	TR101	TREE PROTECTION PLAN
LS100	OVERALL SITE PLAN - PHASE 2	LP100	LANDSCAPE NOTES & SCHEDULE
LS101	SITE PLAN - PHASE 1	LP101	LANDSCAPE PLAN - PHASE 1
LS102	SITE PLAN - PHASE 2	LP102	LANDSCAPE PLAN - PHASE 2
LS501	SITE DETAILS	LP501	LANDSCAPE DETAILS
LS502	SITE DETAILS		
LS503	SITE DETAILS	A4.1A	BUILDING E ELEVATIONS, PHASE 1
		A4.1B	BUILDING E ELEVATIONS, PHASE 2
LI101	OVERALL PHOTOMETRIC PLAN - PHASE 1	X2.0	PLANNING SITE PLAN DIAGRAM
LI102	OVERALL PHOTOMETRIC PLAN - PHASE 2	X2.1	PLANNING PERSPECTIVES
LI401	PHOTOMETRIC ENLARGEMENT PLAN - MOTION SENSORS		
LI402	PHOTOMETRIC ENLARGEMENT PLAN - 50% DIMMED		
LI501	LIGHTING DETAILS		

CONTEXT MAP

NORTH



ZONING MAP

MOUNTAIN VIEW
COMMUNITY CHURCH

alm
russell + mills

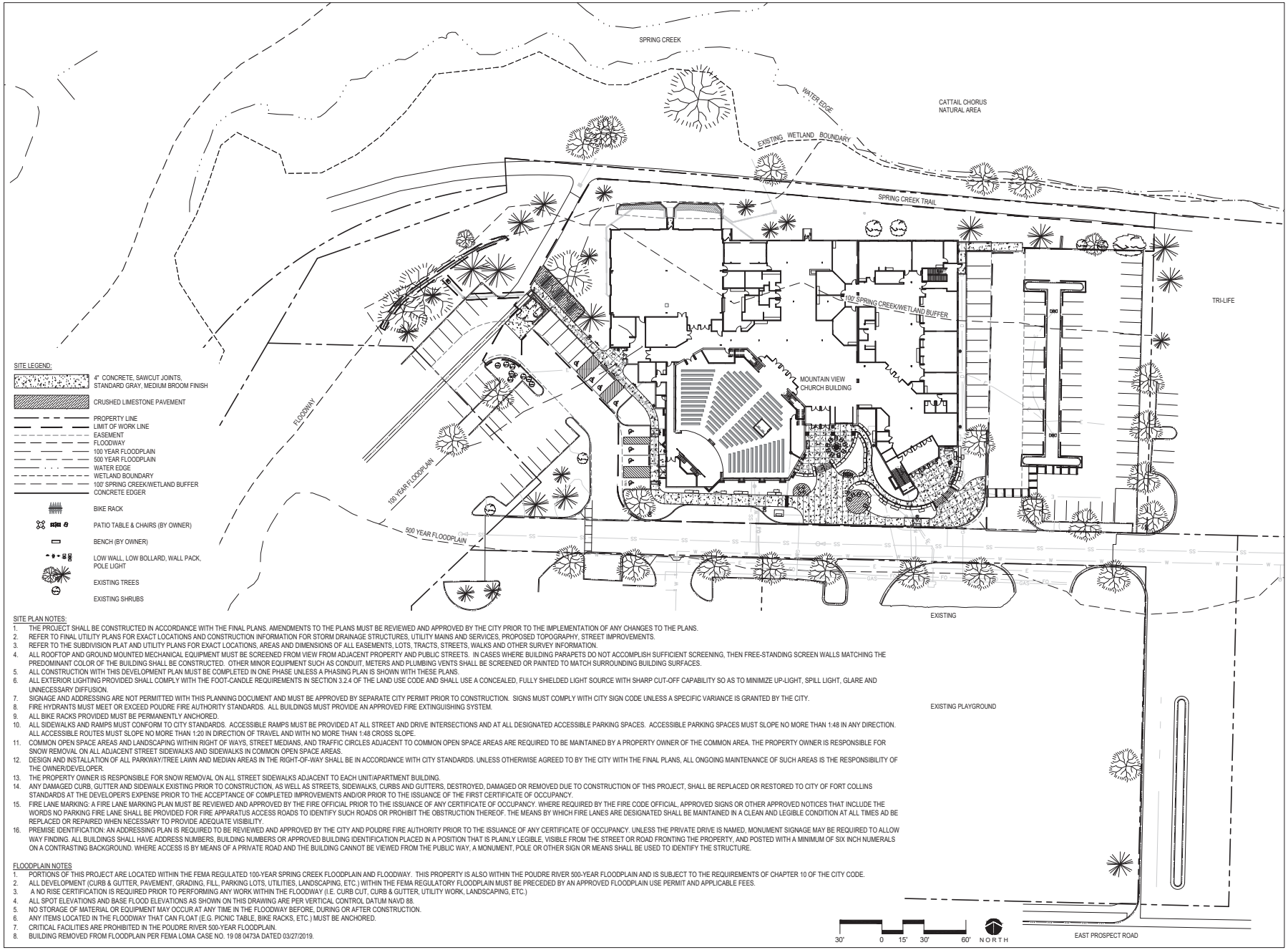
REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020
Drawn By: SL
Checked By: CR

Sheet Name
COVER SHEET

Sheet
G001



SITE LEGEND:

- 4" CONCRETE, SAWCUT JOINTS, STANDARD GRAY, MEDIUM BROOM FINISH
- CRUSHED LIMESTONE PAVEMENT
- PROPERTY LINE
- LIMIT OF WORK LINE
- EASEMENT
- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- WATER EDGE
- WETLAND BOUNDARY
- 100' SPRING CREEK/WETLAND BUFFER
- CONCRETE EDGER
- BIKE RACK
- PATIO TABLE & CHAIRS (BY OWNER)
- BENCH (BY OWNER)
- LOW WALL, LOW BOLLARD, WALL PACK, POLE LIGHT
- EXISTING TREES
- EXISTING SHRUBS

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
13. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH UNIT/APARTMENT BUILDING.
14. 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.
15. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
16. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

FLOODPLAIN NOTES

1. PORTIONS OF THIS PROJECT ARE LOCATED WITHIN THE FEMA REGULATED 100-YEAR SPRING CREEK FLOODPLAIN AND FLOODWAY. THIS PROPERTY IS ALSO WITHIN THE POUDRE RIVER 500-YEAR FLOODPLAIN AND IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE CITY CODE.
2. ALL DEVELOPMENT (CURB & GUTTER, PAVEMENT, GRADING, FILL, PARKING LOTS, UTILITIES, LANDSCAPING, ETC.) WITHIN THE FEMA REGULATORY FLOODPLAIN MUST BE PRECEDED BY AN APPROVED FLOODPLAIN USE PERMIT AND APPLICABLE FEES.
3. A NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E. CURB CUT, CURB & GUTTER, UTILITY WORK, LANDSCAPING, ETC.)
4. ALL SPOT ELEVATIONS AND BASE FLOOD ELEVATIONS AS SHOWN ON THIS DRAWING ARE PER VERTICAL CONTROL DATUM NAVD 88.
5. NO STORAGE OF MATERIAL OR EQUIPMENT MAY OCCUR AT ANY TIME IN THE FLOODWAY BEFORE, DURING OR AFTER CONSTRUCTION.
6. ANY ITEMS LOCATED IN THE FLOODWAY THAT CAN FLOAT (E.G. PICNIC TABLE, BIKE RACKS, ETC.) MUST BE ANCHORED.
7. CRITICAL FACILITIES ARE PROHIBITED IN THE POUDRE RIVER 500-YEAR FLOODPLAIN.
8. BUILDING REMOVED FROM FLOODPLAIN PER FEMA LOMA CASE NO. 19 08 0473A DATED 03/27/2019.

MOUNTAIN VIEW
COMMUNITY CHURCH

alms

russell + mills

REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020

Drawn By: SL

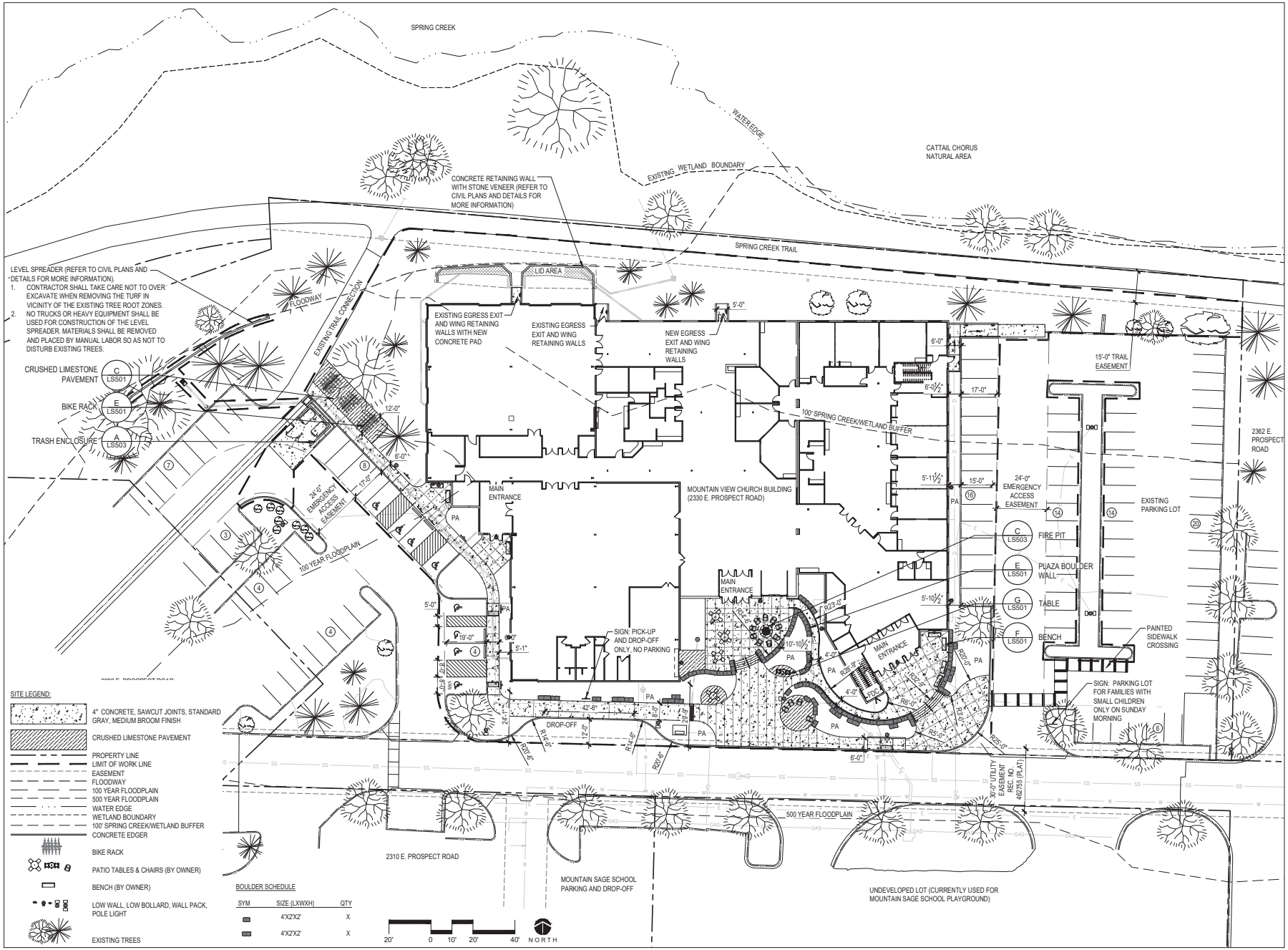
Checked By: CR

Sheet Name

OVERALL SITE PLAN - PHASE 2

Sheet

LS100



MOUNTAIN VIEW COMMUNITY CHURCH

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REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 08.21.2020

Drawn By: SL

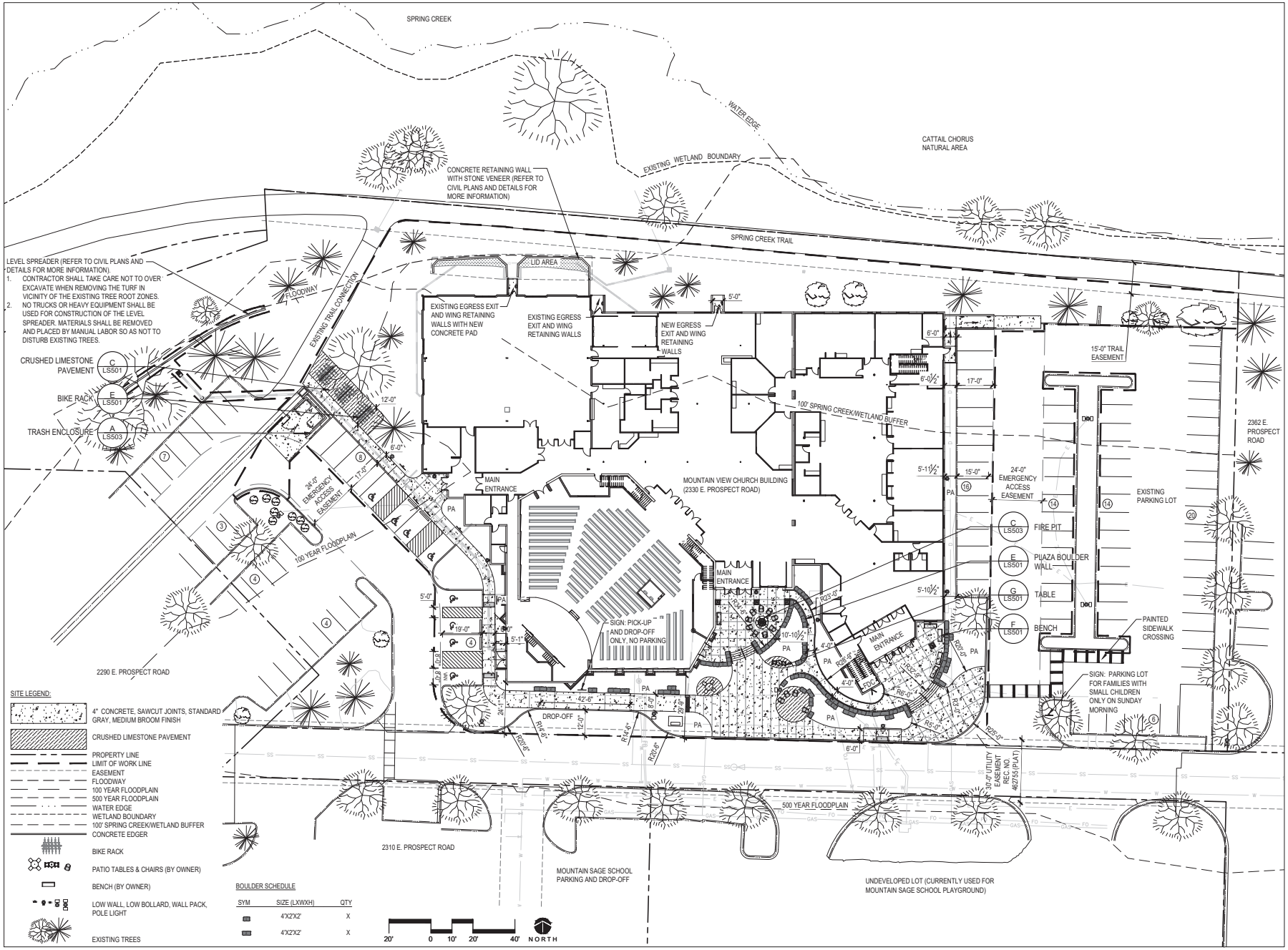
Checked By: CR

Sheet Name

SITE PLAN - PHASE 1

Sheet

LS101



MOUNTAIN VIEW
COMMUNITY CHURCH

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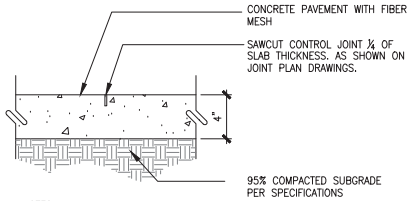
REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 08.21.2020
Drawn By: SL
Checked By: CR

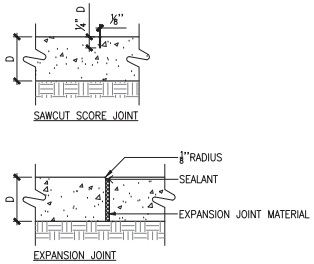
Sheet Name
SITE PLAN - PHASE 2

Sheet
LS102

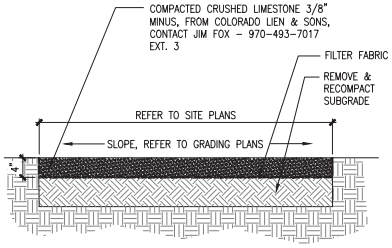


NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

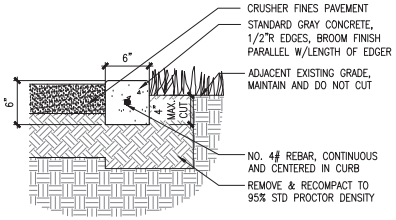
A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC



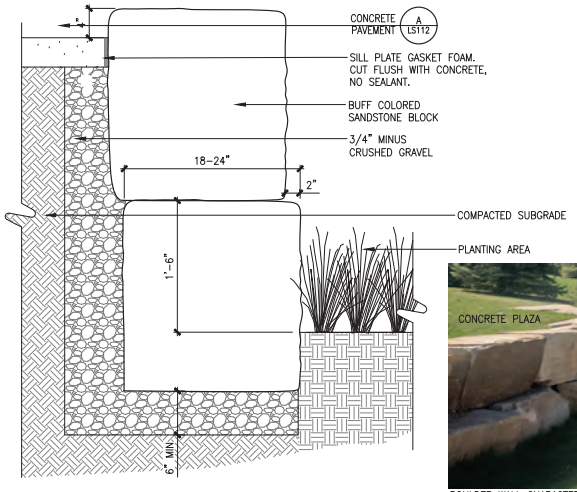
B CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"



C CRUSHED LIMESTONE PAVEMENT
SCALE: 1"-1'-0" DT-PVMT-CRSH-LIME-STON



D CONCRETE EDGER
SCALE: 1 1/2" = 1'-0" DT-EDGR-CONC



BOULDER WALL CHARACTER

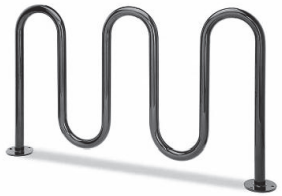
E PLAZA BOULDER WALL
SCALE: 1 1/2" = 1'-0" DT-WALL-STON

COMPANY: FORMS + SURFACES
MODEL: KNIGHT BENCH
LENGTH: 6'
PROVIDED BY OWNER.
INSTALL PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

F BENCH
SCALE: NTS DT-FURN-BNCH

COMPANY: LANDSCAPE STRUCTURES
MODEL: CARASOUL
SEATS: 4 SEAT AND 2 SEAT, REFER TO SITE PLANS
INSTALL PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

G TABLE
SCALE: NTS DT-FURN-TABL



COMPANY: DERO
MODEL: ROLLING RACK
ITEM NUMBER: RR5H (111")
COLOR: BLACK
MOUNT: EMBEDDED
CONTACT: 1-888-337-6729 (WWW.DERO.COM)
INSTALL PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

E BIKE RACK
SCALE: NTS DT-FURN-BIKE-RACK

COMPANY: FORMS + SURFACES
MODEL: HELIO
DIAMETER: 6"
LIGHTING: NONE
SECURITY OPTION
COLOR: ALUMINUM TEXTURE POWDERCOAT
MOUNT: EMBEDDED
INSTALL PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

F BOLLARD
SCALE: NTS DT-FURN-BOLL

MOUNTAIN VIEW
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REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

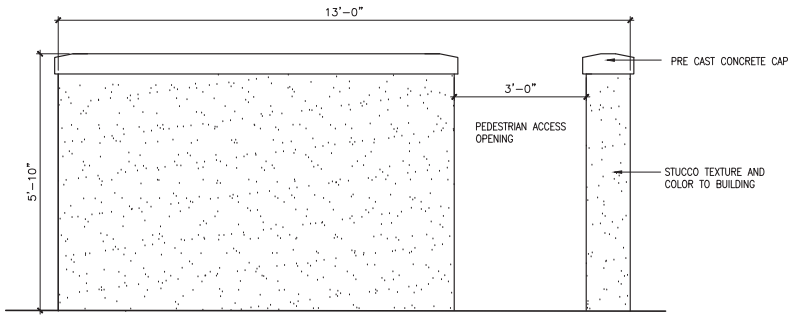
Date: 07.29.2020
Drawn By: SL
Checked By: CR

Sheet Name

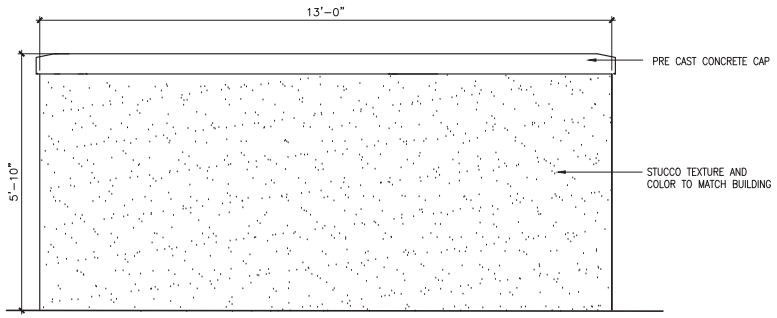
SITE DETAILS

Sheet

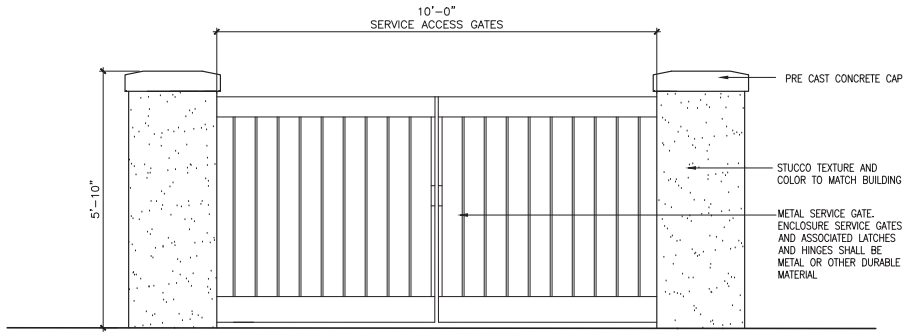
LS501



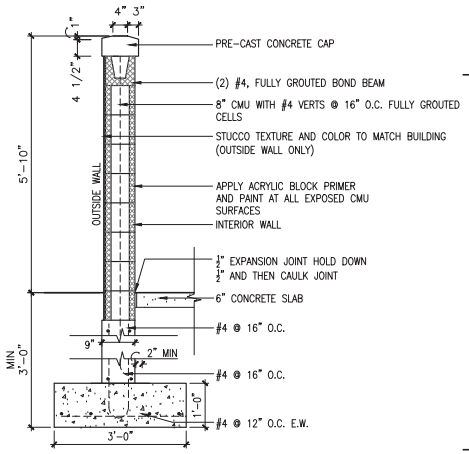
EAST SIDE ELEVATION

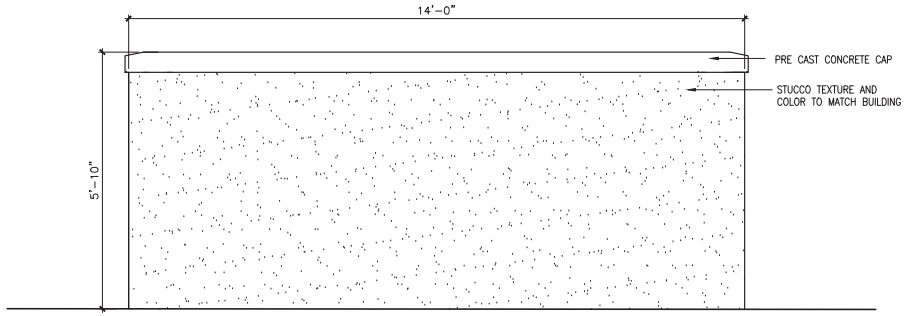


WEST SIDE ELEVATION



FRONT ELEVATION





REAR ELEVATION

A TRASH ENCLOSURE WALLS

SCALE: 3/4"=1'-0"

DT-TRASH-WALL-SEC

MOUNTAIN VIEW COMMUNITY CHURCH

alms

russell + mills

REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020

Drawn By: SL

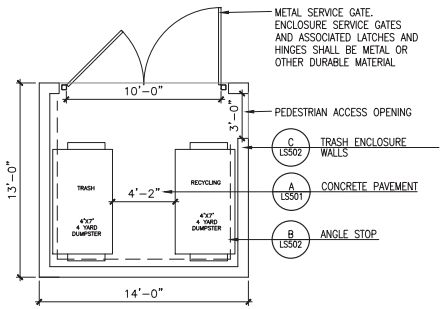
Checked By: CR

Sheet Name

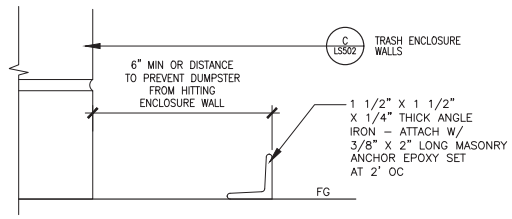
SITE DETAILS

Sheet

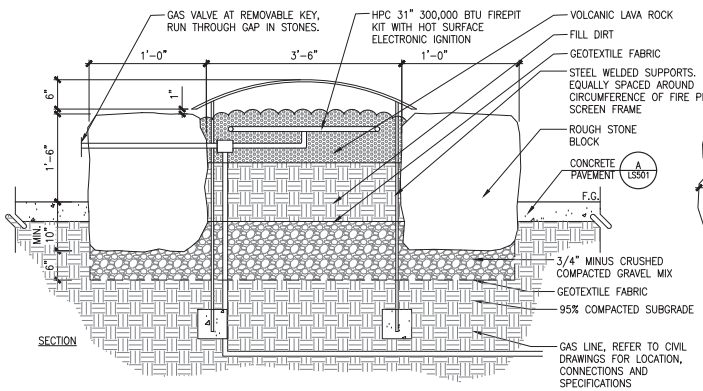
LS502

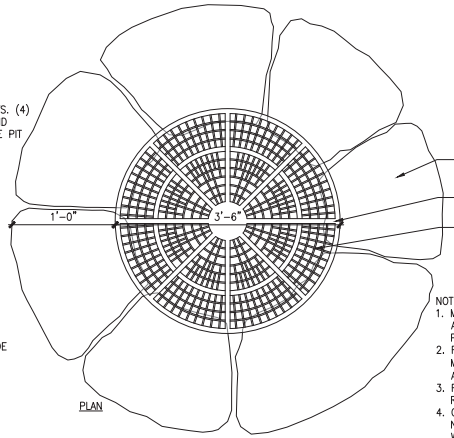


A TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



B ANGLE STOP
SCALE: 6"=1'-0"





NOTES;
1. METAL SCREEN SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. FIRE PIT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. FIRE PIT TO MEET ALL SAFETY RECOMMENDATIONS.
4. CONNECTIONS SHALL HAVE HARD PIPE, NOT FLEX PIPE AND BE EQUIPPED WITH AN EMERGENCY SHUT OFF.

C FIRE PIT
SCALE: n.t.s.

DT-FURN-FIRE-PIT

MOUNTAIN VIEW COMMUNITY CHURCH

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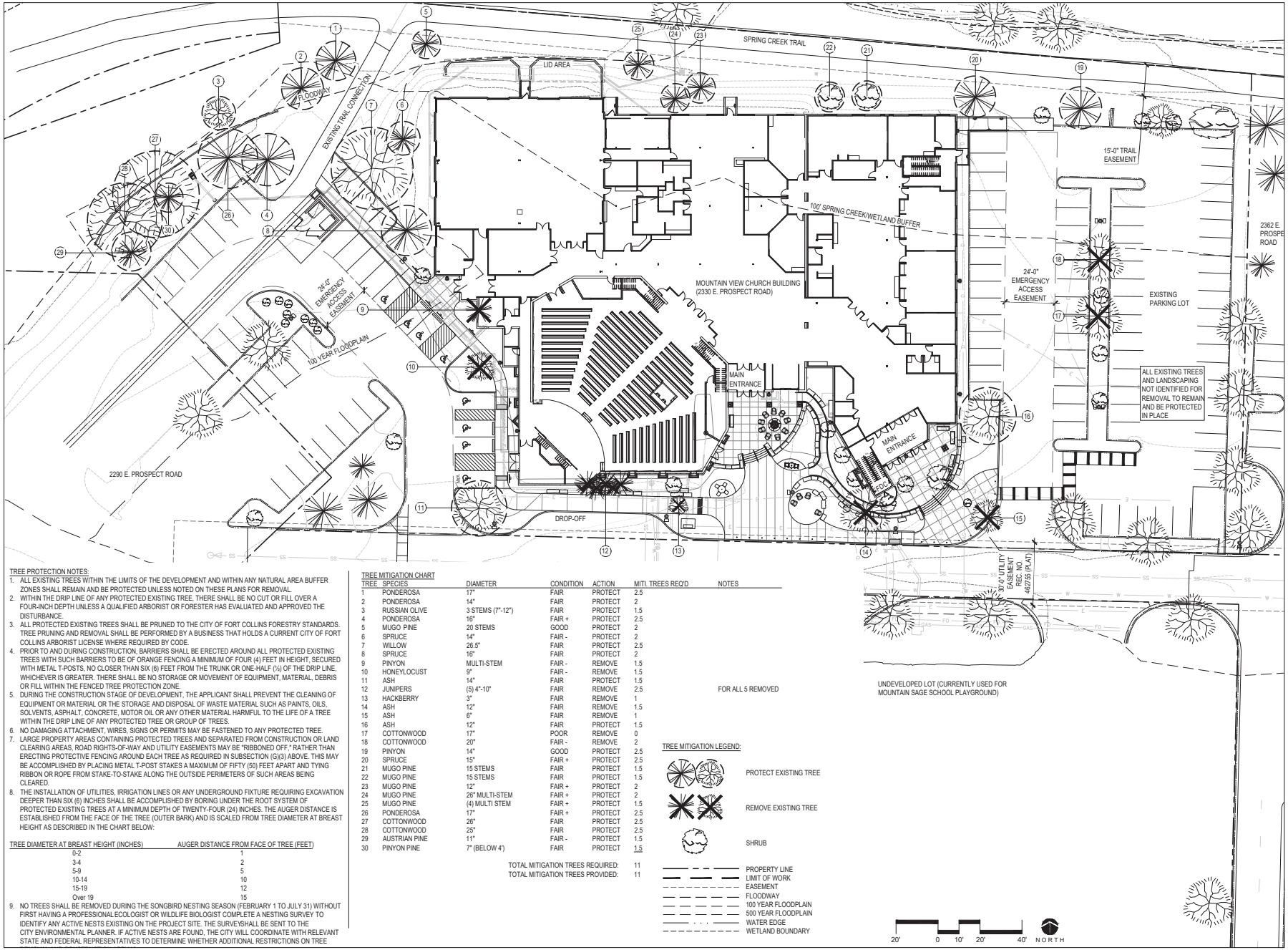
LS503



TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

9. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEYSHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE

TREE MITIGATION CHART

TREE	SPECIES	DIAMETER	CONDITION	ACTION	MITI. TREES REQ'D	NOTES
1	PONDEROSA	17"	FAIR	PROTECT	2.5	
2	PONDEROSA	14"	FAIR	PROTECT	2	
3	RUSSIAN OLIVE	3 STEMS (7"-12")	FAIR	PROTECT	1.5	
4	PONDEROSA	16"	FAIR +	PROTECT	2.5	
5	MUGO PINE	20 STEMS	GOOD	PROTECT	2	
6	SPRUCE	14"	FAIR -	PROTECT	2	
7	WILLOW	26.5"	FAIR	PROTECT	2.5	
8	SPRUCE	16"	FAIR	PROTECT	2	
9	PINYON	MULTI-STEM	FAIR -	REMOVE	1.5	
10	HONEYLOCUST	9"	FAIR -	REMOVE	1.5	
11	ASH	14"	FAIR	PROTECT	1.5	
12	JUNIPERS	(5) 4"-10"	FAIR	REMOVE	2.5	FOR ALL 5 REMOVED
13	HACKBERRY	3"	FAIR	REMOVE	1	
14	ASH	12"	FAIR	REMOVE	1.5	
15	ASH	6"	FAIR	REMOVE	1	
16	ASH	12"	FAIR	PROTECT	1.5	
17	COTTONWOOD	17"	POOR	REMOVE	0	
18	COTTONWOOD	20"	FAIR -	REMOVE	2	
19	PINYON	14"	GOOD	PROTECT	2.5	
20	SPRUCE	15"	FAIR +	PROTECT	2.5	
21	MUGO PINE	15 STEMS	FAIR	PROTECT	1.5	
22	MUGO PINE	15 STEMS	FAIR	PROTECT	1.5	
23	MUGO PINE	12"	FAIR +	PROTECT	2	
24	MUGO PINE	26" MULTI-STEM	FAIR +	PROTECT	2	
25	MUGO PINE	(4) MULTI STEM	FAIR +	PROTECT	1.5	
26	PONDEROSA	17"	FAIR +	PROTECT	2.5	
27	COTTONWOOD	26"	FAIR	PROTECT	2.5	
28	COTTONWOOD	25"	FAIR	PROTECT	2.5	
29	AUSTRIAN PINE	11"	FAIR -	PROTECT	1.5	
30	PINYON PINE	7" (BELOW 4')	FAIR	PROTECT	1.5	

TOTAL MITIGATION TREES REQUIRED: 11
TOTAL MITIGATION TREES PROVIDED: 11

TREE MITIGATION LEGEND:

- PROTECT EXISTING TREE
- REMOVE EXISTING TREE
- SHRUB
- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT
- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- WATER EDGE
- WETLAND BOUNDARY

MOUNTAIN VIEW COMMUNITY CHURCH

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TREE PROTECTION PLAN

Sheet

TR101

LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	%TOTAL*
DECIDUOUS TREES							
1		CELTIS RETICULATA (mitigation tree)	NETLEAF HACKBERRY	3" CAL./B&B	40-60'	40-60'	4.1%
5		UERCUS BUCKLEYI (mitigation tree)	TEXAS RED OAK	3" CAL./B&B	60-75'	50-60'	20.8%
4		QUERCUS MACROCARPA (mitigation tree)	BUR OAK	3" CAL./B&B	50-60'	35-45'	16.6%
ORNAMENTAL TREES							
2 (PHASE 1) 2 (PHASE 2)		ALNUS INCANA TENUIFOLIA	THINLEAF ALDER	1.5" CAL.	15-20'	15-20'	16.6%
3		AMELANCHIER ALNIFOLIA (MULTI-STEM)	SASKATOON SERVICEBERRY	1.5" CAL.	8-10'	10'	12.5%
6		GINKO BILOBA 'GOLDSPIRE'	GOLDSPIRE GINKO TREE	1.5" CAL.	14-16'	5'	25%
EVERGREEN TREES							
1		PICEA PUNGENS 'FASTIGIATA' (mitigation tree)	COLUMNAR COLORADO SPRUCE	8' HT.	40'	10'	4.1%

TOTAL TREES = 24, MAXIMUM PERCENTAGE OF ONE SPECIES ALLOWED = 33% IS INCLUDING PHASE 2 FULL BUILD OUT

DECIDUOUS SHRUBS					
	ATRIPLEX CANESCENS	FOURWING SALTBUSH	5 GAL.	3-6'	4-8'
	CERASUS PUMILA BESSEYI	SANDCHERRY	5 GAL.	5-6'	5-6'
	CHRYSOTHAMNUS NAUSEOSUS	DWARF RABBITBRUSH	5 GAL.	2'	2-3'
	CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS'	TALL GREEN RABBITBRUSH	5 GAL.	4-6'	6'
	RIBES AUREUM	GOLDEN CURRANT	5 GAL.	3-6'	3-6'
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL.	2-6'	6'
	SYMPHORICARPUS ALBUS	WHITE SNOWBERRY	5 GAL.	4-5'	5-7'
ORNAMENTAL GRASSES					
	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	1 GAL.	20-24"	20-24"
	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.	3'	3'
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	1.5-2'	18-24"
PERENNIALS					
	YUCCA GLAUCA	SOAPWEED	5 GAL.	4'	4'

UPLAND SEED MIX
(Drill rate: 14 lbs/ac, Broadcast: 28 lbs/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
BUFFALOGRASS, TEXOKA	BOUTELOUA DACTYLOIDES	4.00
BLUE GRAMA	BOUTELOUA GRACILIS	4.00
SAND DROPSEED	SPOOBOLUS CRYPTANDRUS	2.00
WESTERN WHEATGRASS, ARRIBA	PASCOPYRUM SMITHII	6.00
SIDEOATS GRAMA, BUTTE	BOUTELOUA CURTIPENDULA	6.00
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	6.00

DETENTION BASIN SEED MIX
(Drill rate: 14.54 lbs/ac, Broadcast rate: 29.08 lbs/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
FRINGED SAGE	ARTEMESIA FRIGIDA	0.47
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP.	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7

LANDSCAPE LEGEND:

- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT
- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- WATER EDGE
- WETLAND BOUNDARY
- SHRUB BED WITH 3" DEPTH SHREDDED CEDAR MULCH
- UPLAND SEED MIX (REFER TO SCHEDULE)
- DETENTION SEED MIX (REFER TO SCHEDULE)
- EXISTING TREES AND SHRUBS

WATER BUDGET CHART*

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	0 SF	18 GAL./SF	0 GAL.
MODERATE	0 SF	10 GAL./SF	0 GAL.
LOW	0 SF	3 GAL./SF	0 GAL.

TOTAL WATER USE = GAL.
TOTAL NEW LANDSCAPE AREA = SF
GALLONS PER S.F. = GAL./SF

*BREAKDOWN OF NEW LANDSCAPE AREAS:
MODERATE = TURF + HALF OF SHRUB BEDS
LOW = SEED AREAS + HALF OF SHRUB BED

GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
   - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. ALL TREES ADJACENT TO EAE SHALL MAINTAIN A LIMB HEIGHT OF 14'-0" FOR EMERGENCY TRUCK CLEARANCE.

SOIL AMENDMENT:

1. SOD AREAS: 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.
2. ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - A. ORGANIC MATTER: 25% MINIMUM.
   - B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   - C. PH: 7.5 MAXIMUM.
   - D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1

NATIVE SEED MIX NOTES:

1. PREPARE EXISTING TURF AREA ALONG NORTH SIDE OF BUILDING IN TEH FOLLOWING MANNER:
   - 1.1. IRRIGATE EXISTING BLUEGRASS WELL, AREA TO BE IN GOOD GROWING CONDITION AT TIME OF GLYPHOSATE TREATMENT.
   - 1.2. APPLY GLYPHOSATE PRODUCT WITH HERBICIDE AS REQUIRED TO MITIGATE EXISTING WEEDS.
   - 1.3. APPLY SECOND APPLICATION OF GLYPHOSATE 10-14 DAYS AFTER FIRST APPLICATION. (GLYPHOSATE APPLICATION SHOULD TAKE APPROXIMATELY 3 WEEKS.)
   - 1.4. MOW CONVERSION AREA TO 2-3 INCHES IN HEIGHT.
   - 1.5. AERATE WITH 2-3 INCH PLUG - MINIMUM OF 3 PASSES AT DIFFERENT ANGLES.
   - 1.6. BROADCAST (ALONG SIDEWALK/TRAILS/BUILDING/TREES) AND DRILL SEED MAIN AREA. DRILL SEED THE AREA TWICE IN PERPENDICULAR DIRECTIONS USING HALF THE SEED IN EACH DIRECTION. DRILL DEPTH SHOULD BE .25 - .5 INCHES.
   - 1.7. DRAG ENTIRE AREA WITH DRAG MAT.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENTSHALL NOT BE USED).
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
6. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.

NATIVE SEED MAINTENANCE:

1. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC.
   - 1.1. DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
   - 1.2. MOW NO MORE THAN 3-4 TIMES PER YEAR - TYPICALLY LATE MAY, LATE JULY AND LATE SEPTEMBER
2. IRRIGATION SHALL BE PROVIDED 1/2" ANNUALLY WITH .5-.75" PER IRRIGATION EVENT.
3. WEED CONTROL – FALL AND/OR SPRING APPLICATION OF CONFRONT + QUICKSILVER, IF NEEDED.
   - 3.1. POST-EMERGENTS: NATIVEKLEAN, CAPSTONE, AND MILESTONE.
   - 3.2. DEPENDING ON SPECIFIC WEEDS AND PRESSURE, A PRE-EMERGENT MAY ALSO BE NEEDED.
4. AERATION - NONE.
5. FETILIZER - NONE.
6. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

MOUNTAIN VIEW
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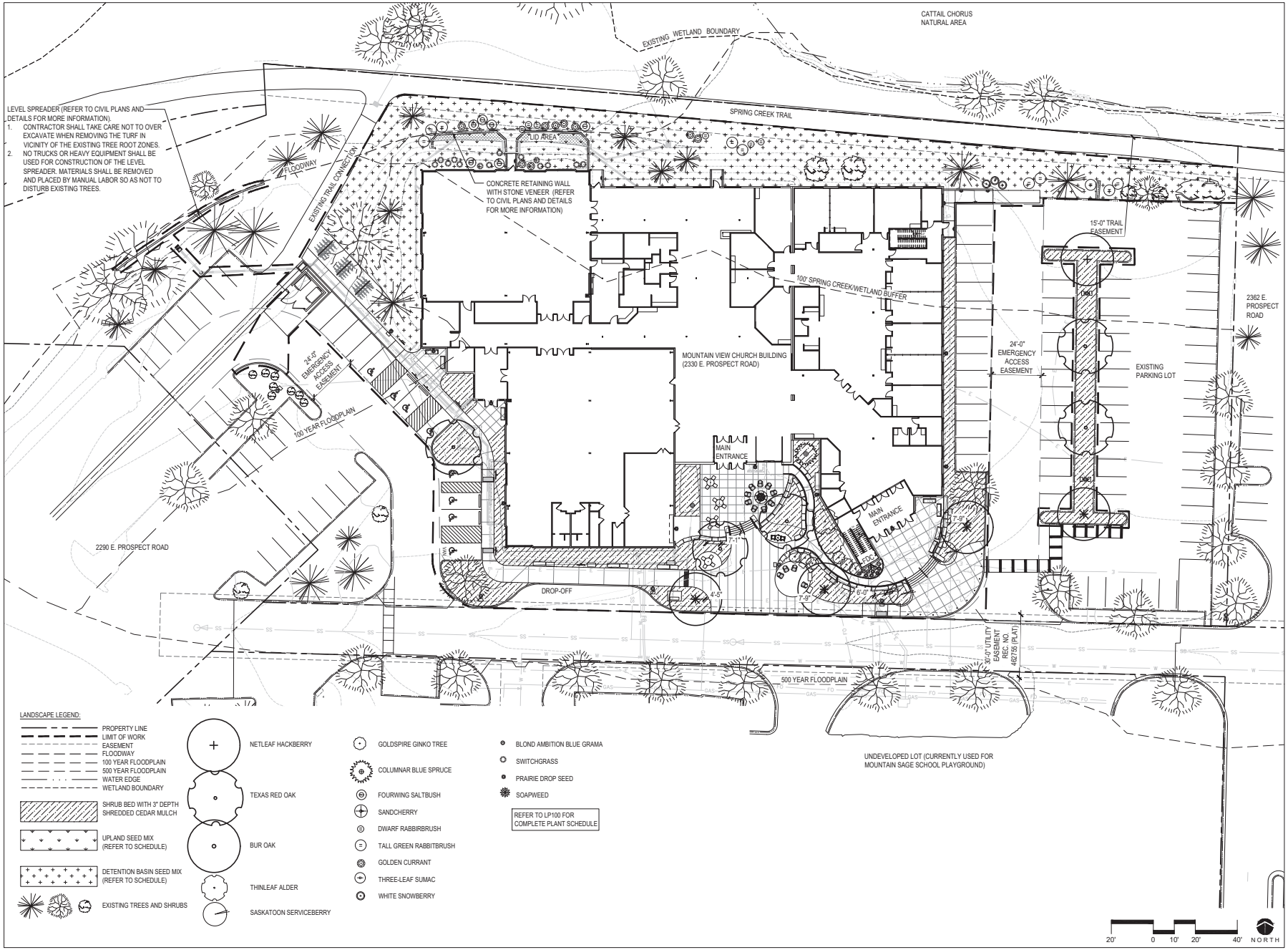
REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020
Drawn By: SL
Checked By: CR

Sheet Name
LANDSCAPE SCHEDULE AND NOTES

Sheet
LP100



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REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 08.21.2020

Drawn By: SL

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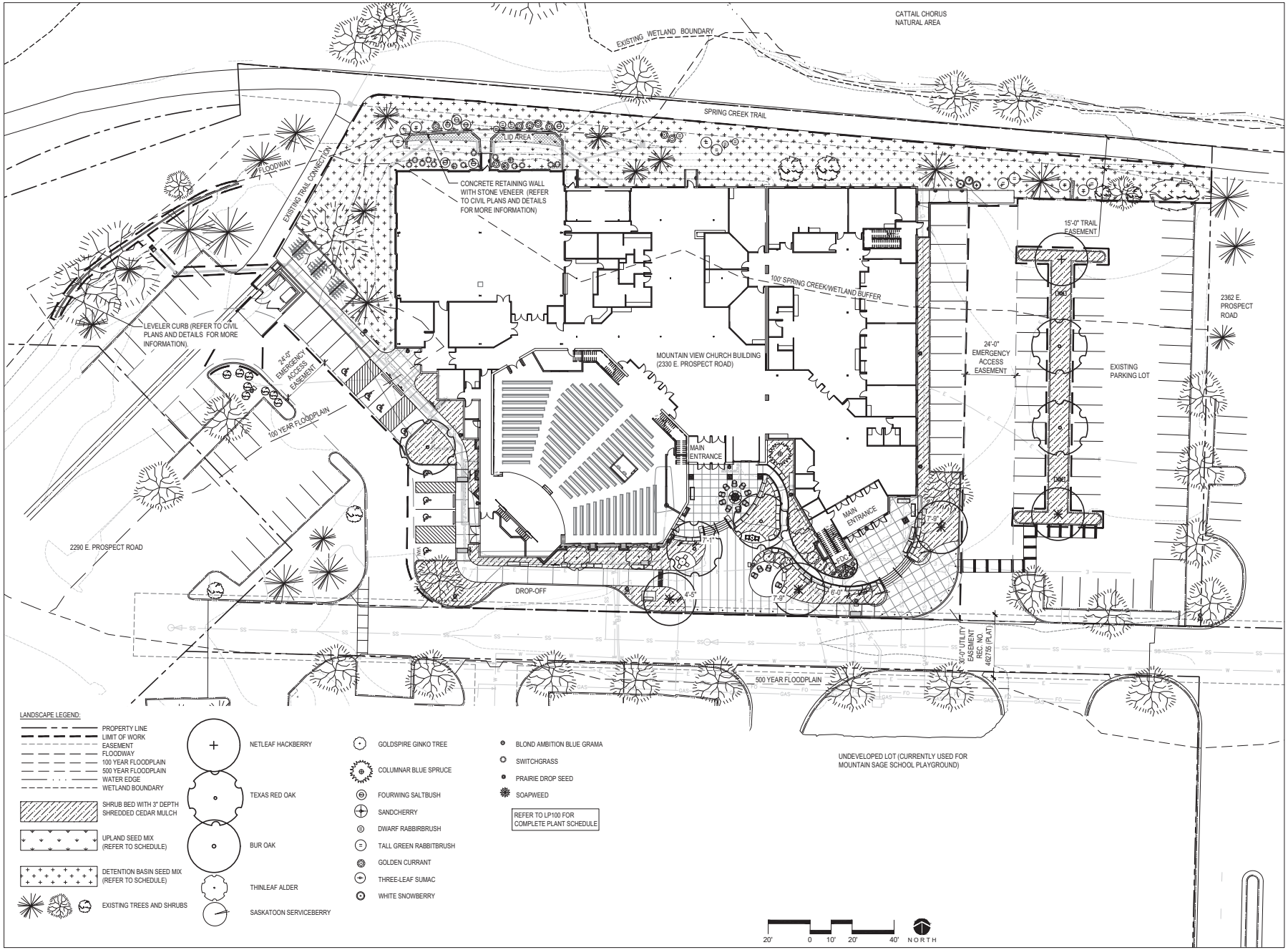
Sheet Name

LANDSCAPE PLAN - PHASE 1

Sheet

LP101



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PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020

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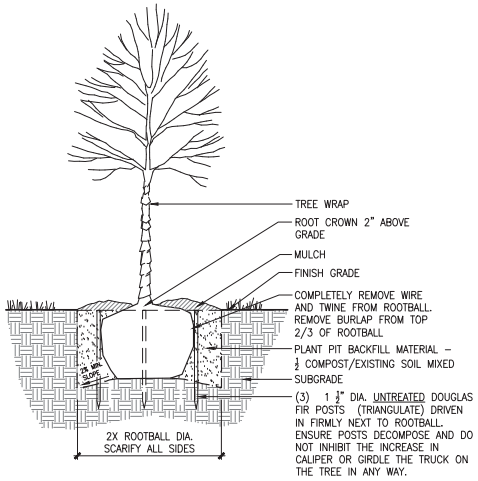
Sheet Name

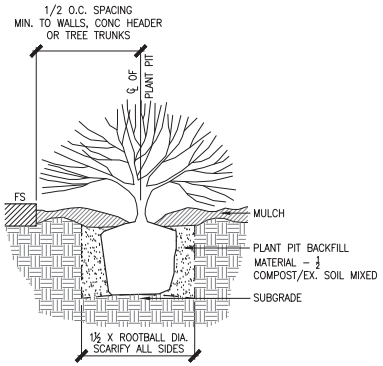
LANDSCAPE PLAN - PHASE 2

Sheet

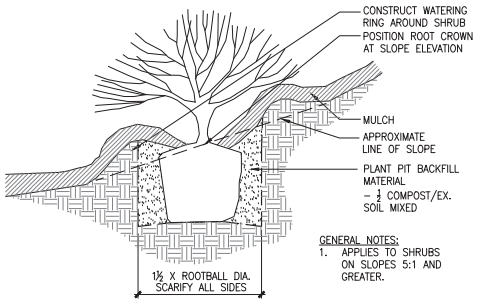
LP102



A DECIDUOUS TREE PLANTING
SCALE: NTS
DT-PLNT-TREE-DECI-GRND-STAK

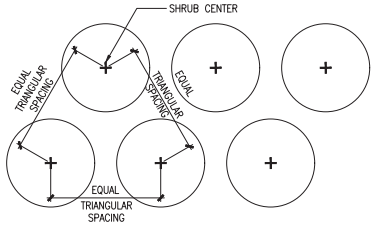


B SHRUB PLANTING
SCALE: NTS

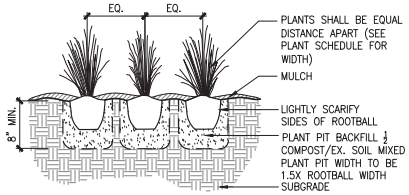


GENERAL NOTES:
1. APPLIES TO SHRUBS ON SLOPES 5:1 AND GREATER.

C SHRUB PLANTING ON SLOPE
SCALE: N.T.S.
DT-PLNT-SHRB-SLOP



D TRIANGULAR SHRUB SPACING
SCALE: NTS



E PERENNIAL/GRASS PLANTING
SCALE: NTS

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REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020
Drawn By: SL
Checked By: CR

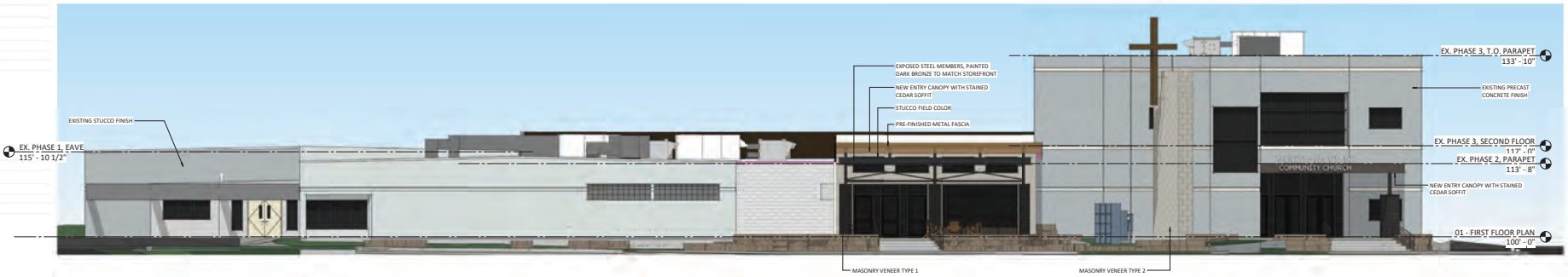
Sheet Name

LANDSCAPE DETAILS

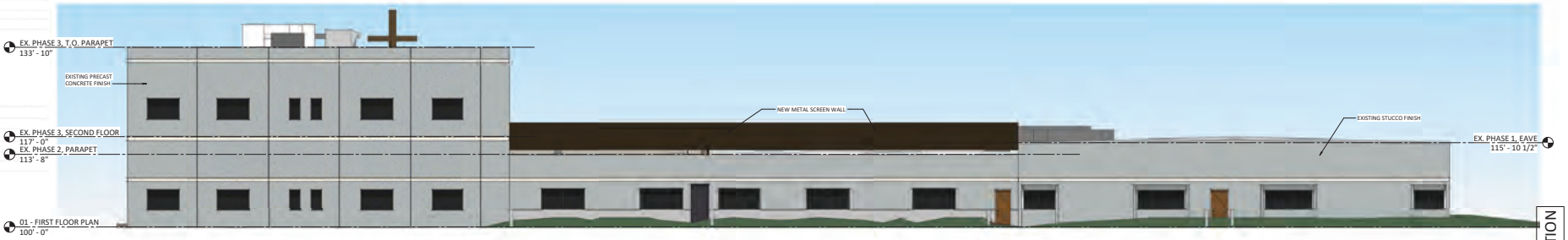
Sheet

LP501

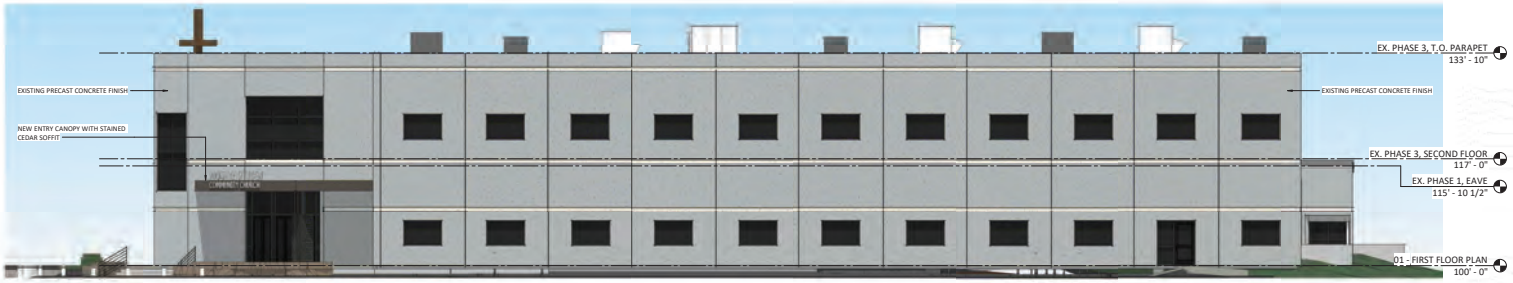
1 A4.1A **WEST ELEVATION, PHASE 1**
SCALE: 1/8" = 1'-0"



2 A4.1A **SOUTH ELEVATION, PHASE 1**
SCALE: 1/8" = 1'-0"



3 A4.1A **NORTH ELEVATION, PHASE 1**
SCALE: 1/8" = 1'-0"



4 A4.1A **EAST ELEVATION, PHASE 1**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- MASONRY VENEER - TYPE 1 PRAIRE STONE - SMOKE
- MASONRY VENEER - TYPE 2 CHISELED LIMESTONE - CREAM
- STUCCO FINISH - TYPE 1 FIELD COLOR
- STUCCO FINISH - TYPE 2 ACCENT COLOR
- METAL FACIA, SCREEN WALL & STOREFRONT COLOR: DARK BRONZE

NOTE:
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.

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www.alm2s.com

MOUNTAIN VIEW COMMUNITY CHURCH
2330 EAST PROSPECT ROAD
FORT COLLINS, COLORADO

NOT FOR CONSTRUCTION

SD REVIEW SET - 2020-04-29

NO	ISSUE	DATE

PROJECT 2013
DATE 07/28/2020
DRAWN -

BUILDING ELEVATIONS, PHASE 1

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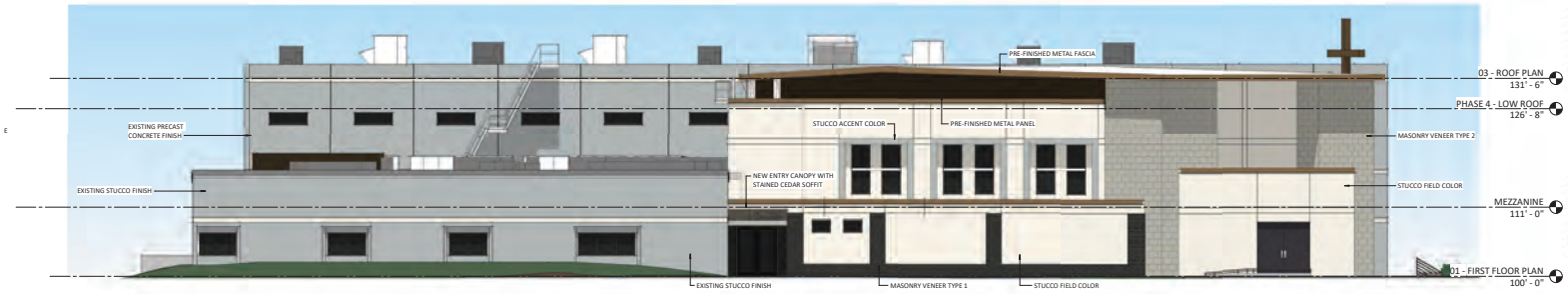
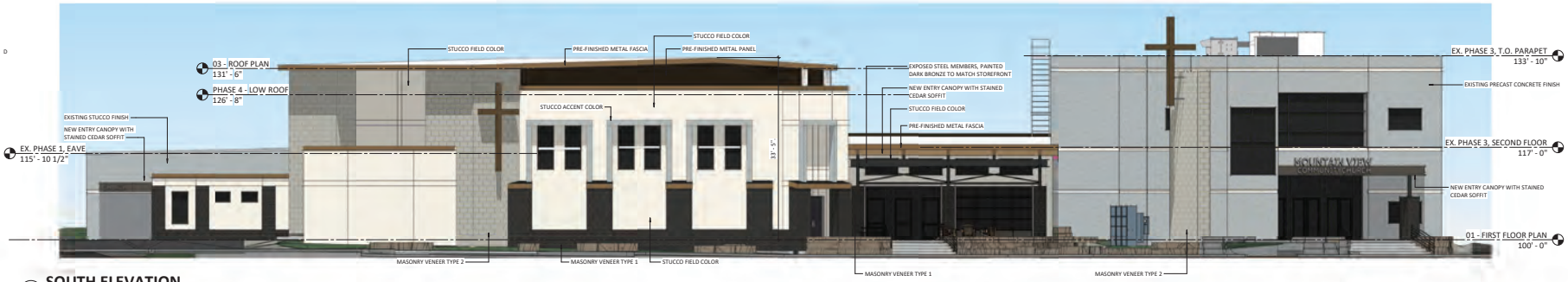
A4.1A

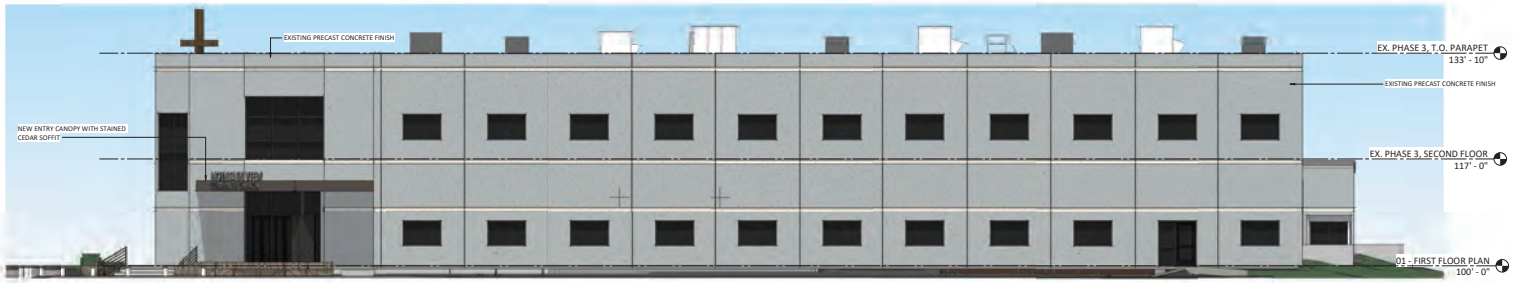


1 A4.1B **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



4 A4.1B **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

01 A4.1B **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



02 A4.1B **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- MASONRY VENEER - TYPE 1 PRAIRE STONE - SMOKE
- MASONRY VENEER - TYPE 2 CHISELED LIMESTONE - CREAM
- STUCCO FINISH - TYPE 1 FIELD COLOR
- STUCCO FINISH - TYPE 2 ACCENT COLOR
- METAL FACIA, SCREEN WALL & STOREFRONT COLOR: DARK BRONZE

NOTE:
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.

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BUILDING ELEVATIONS, PHASE 2

A4.1B

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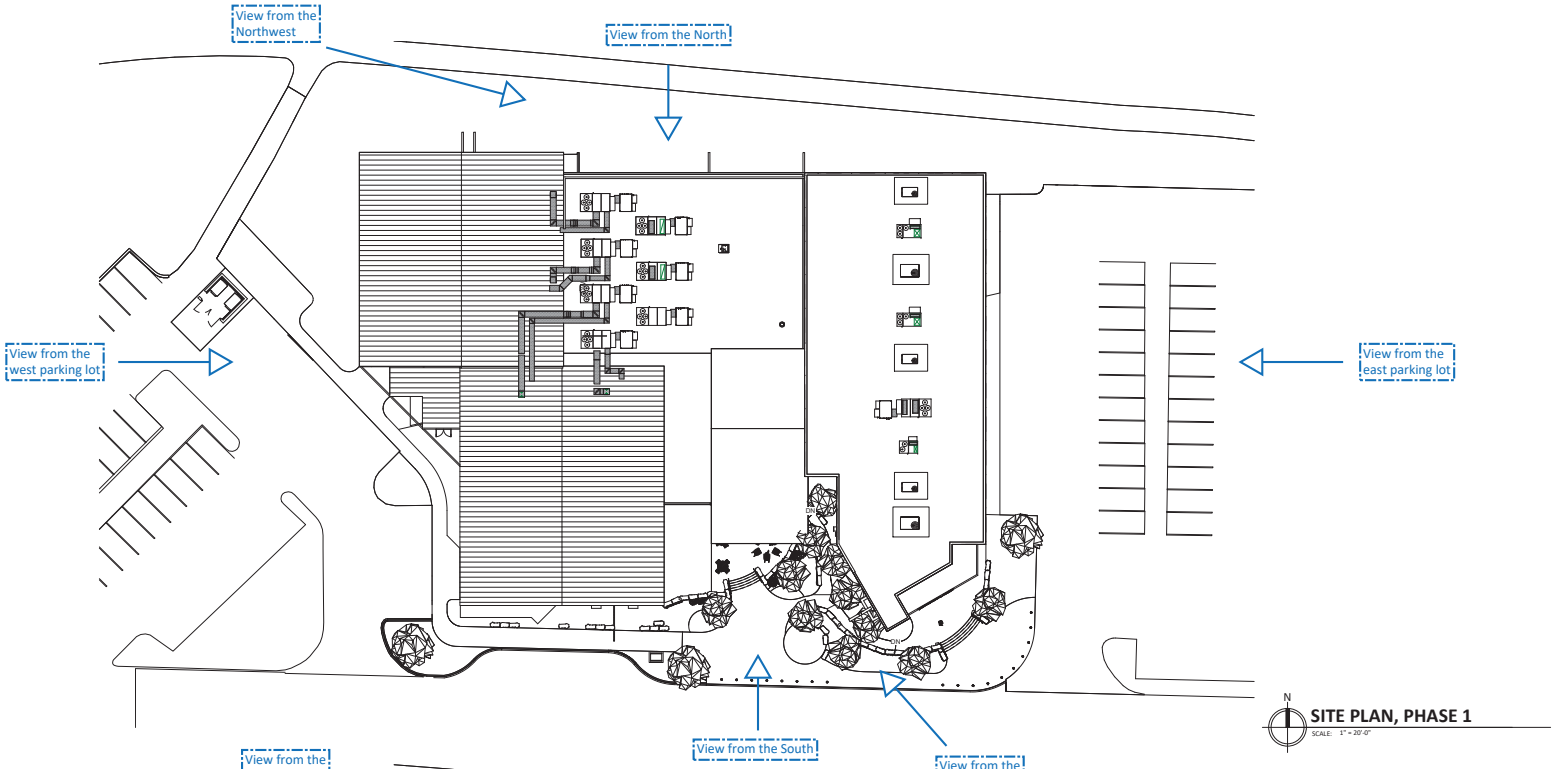

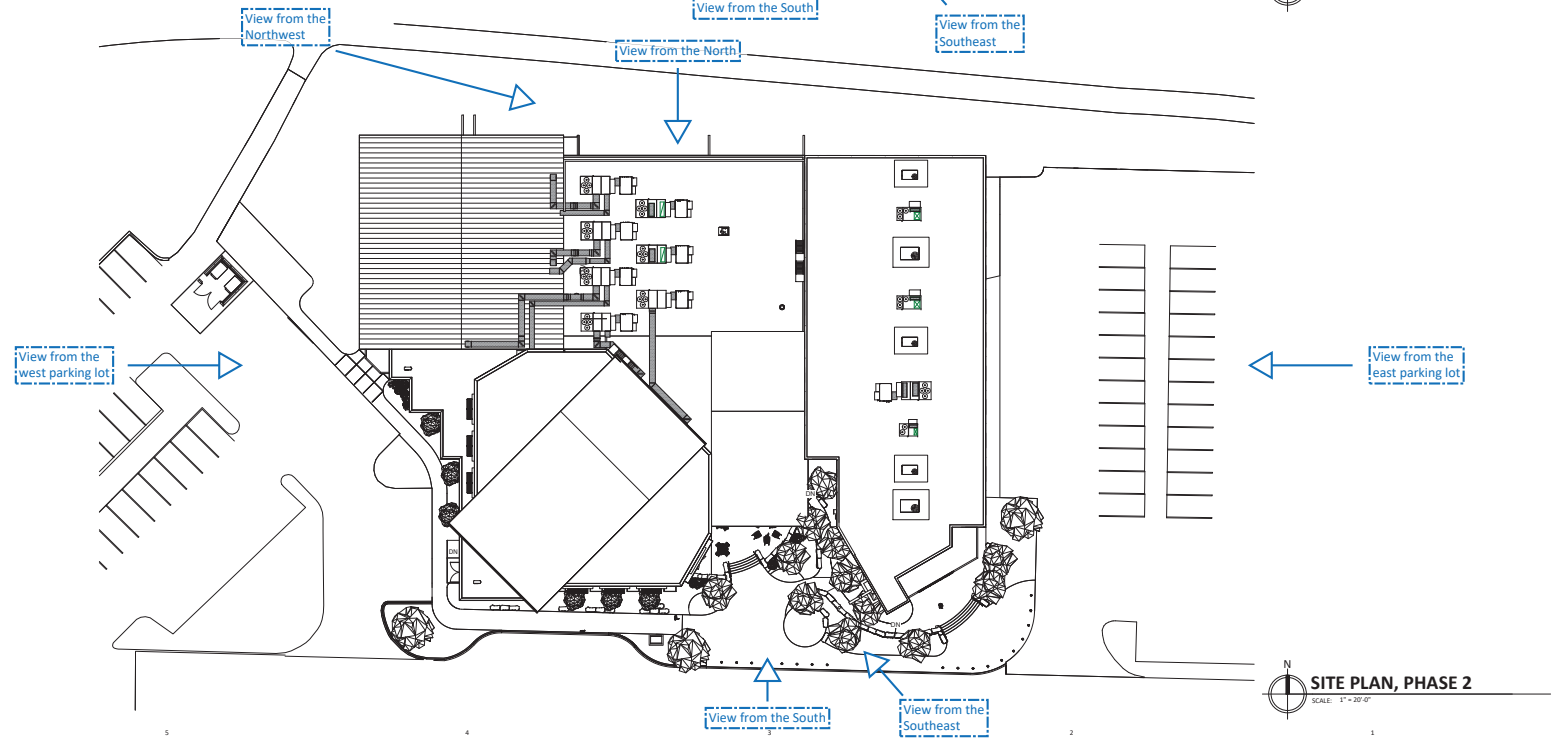

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DRAWN	Author

PLANNING SITE PLAN DIAGRAM

X2.0

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Phase 1, View from East Parking Lot

Phase 1, View from North

Phase 1, View from Northwest

Phase 1, View from South

Phase 1, View from Southeast

Phase 1, View from West Parking Lot

Phase 2, View from East Parking Lot

Phase 2, View from North

Phase 2, View from Northwest

Phase 2, View from South

Phase 2, View from Southeast

Phase 2, View from West Parking Lot

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PROJECT 2013
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DRAWN Author

PLANNING PERSPECTIVES

X2.1

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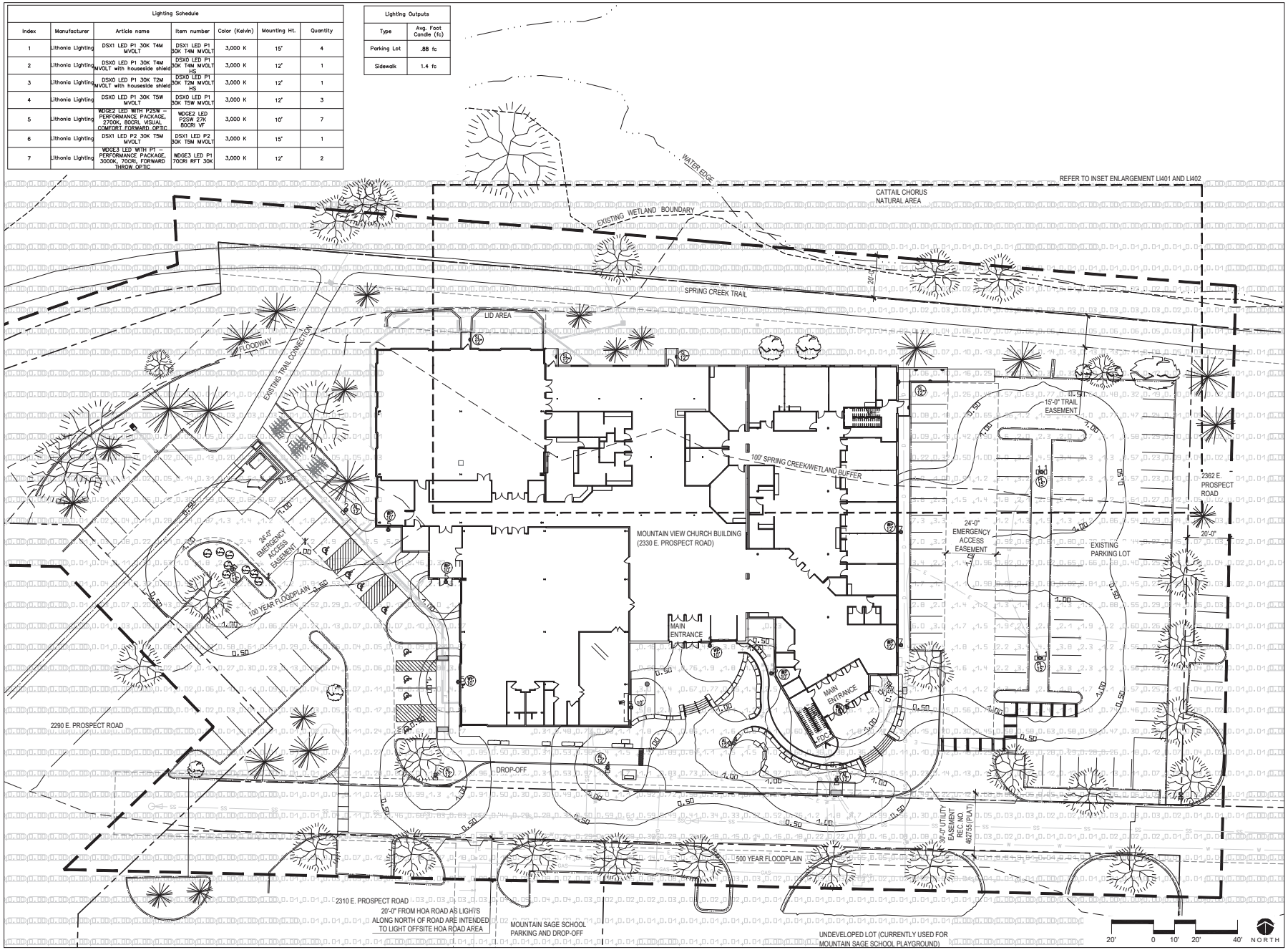
Lighting Schedule						
Index	Manufacturer	Article name	Item number	Color (Kelvin)	Mounting Ht.	Quantity
1	Lithonia Lighting	DSX1 LED P1 30K T4M MVOLT	DSX1 LED P1 30K T4M MVOLT	3,000 K	15'	4
2	Lithonia Lighting	DSX0 LED P1 30K T4M MVOLT with houseside shield	DSX0 LED P1 30K T4M MVOLT HS	3,000 K	12'	1
3	Lithonia Lighting	DSX0 LED P1 30K T2M MVOLT with houseside shield	DSX0 LED P1 30K T2M MVOLT HS	3,000 K	12'	1
4	Lithonia Lighting	DSX0 LED P1 30K T5W MVOLT	DSX0 LED P1 30K T5W MVOLT	3,000 K	12'	3
5	Lithonia Lighting	WDGE2 LED WITH P2SW – PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P2SW 27K 80CRI VF	3,000 K	10'	7
6	Lithonia Lighting	DSX1 LED P2 30K T5M MVOLT	DSX1 LED P2 30K T5M MVOLT	3,000 K	15'	1
7	Lithonia Lighting	WDGE3 LED WITH P1 – PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	WDGE3 LED P1 70CRI RFT 30K	3,000 K	12'	2

Lighting Outputs	
Type	Avg. Foot Candle (fc)
Parking Lot	.88 fc
Sidewalk	1.4 fc



MOUNTAIN VIEW
COMMUNITY CHURCH

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REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020

Drawn By: SL

Checked By: CR

Sheet Name

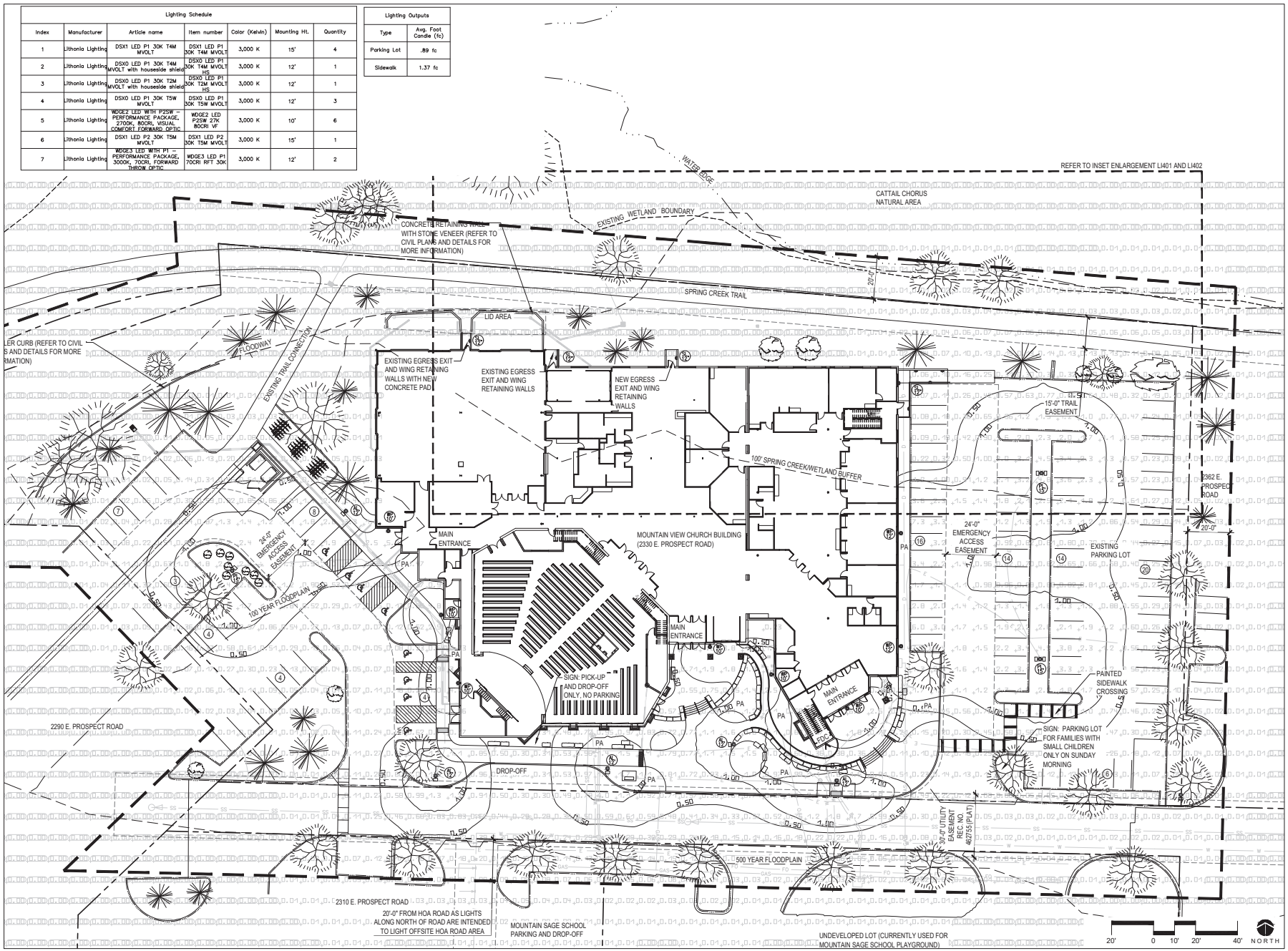
OVERALL PHOTOMETRIC PLAN - PHASE 1

Sheet

LI101

Lighting Schedule						
Index	Manufacturer	Article name	Item number	Color (Kelvin)	Mounting Ht.	Quantity
1	Lithonia Lighting	DSX1 LED P1 30K T4M MVOLT	DSX1 LED P1 30K T4M MVOLT	3,000 K	15'	4
2	Lithonia Lighting	DSX0 LED P1 30K T4M MVOLT with houseside shield	DSX0 LED P1 30K T4M MVOLT HS	3,000 K	12'	1
3	Lithonia Lighting	DSX0 LED P1 30K T2M MVOLT with houseside shield	DSX0 LED P1 30K T2M MVOLT HS	3,000 K	12'	1
4	Lithonia Lighting	DSX0 LED P1 30K T5W MVOLT	DSX0 LED P1 30K T5W MVOLT	3,000 K	12'	3
5	Lithonia Lighting	WDGE2 LED WTH P2SW – PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P2SW 27K 80CRI VF	3,000 K	10'	6
6	Lithonia Lighting	DSX1 LED P2 30K T5M MVOLT	DSX1 LED P2 30K T5M MVOLT	3,000 K	15'	1
7	Lithonia Lighting	WDGE3 LED WITH P1 – PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	WDGE3 LED P1 70CRI RFT 30K	3,000 K	12'	2

Lighting Outputs	
Type	Avg. Foot Candle (fc)
Parking Lot	.89 fc
Sidewalk	1.37 fc



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PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020

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Sheet Name

PHOTOMETRIC PLAN - PHASE 2

Sheet

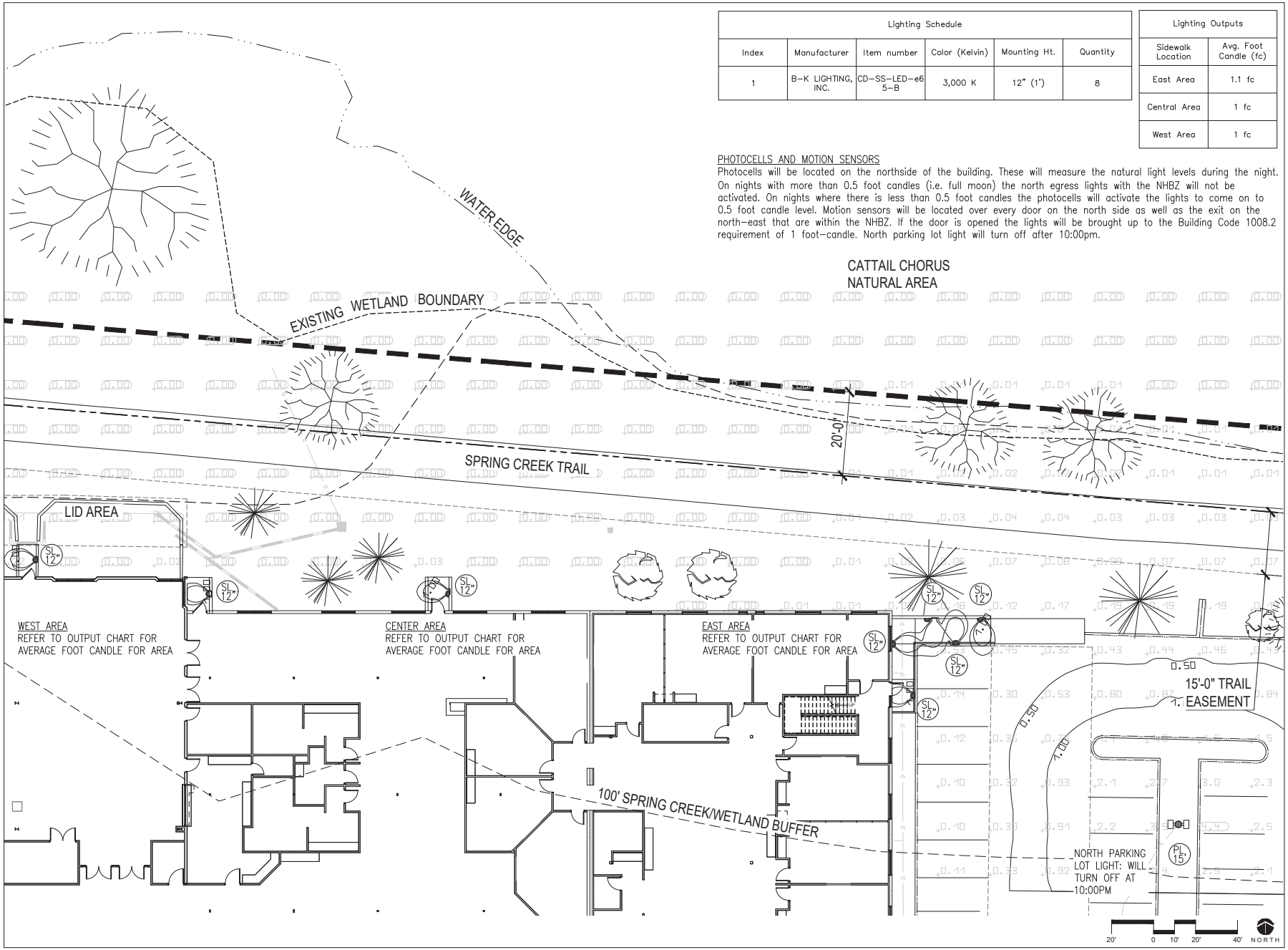
LI102

Lighting Schedule					
Index	Manufacturer	Item number	Color (Kelvin)	Mounting Ht.	Quantity
1	B–K LIGHTING, INC.	CD–SS–LED–e65–B	3,000 K	12" (1')	8

Lighting Outputs	
Sidewalk Location	Avg. Foot Candle (fc)
East Area	1.1 fc
Central Area	1 fc
West Area	1 fc

PHOTOCELLS AND MOTION SENSORS

Photocells will be located on the northside of the building. These will measure the natural light levels during the night. On nights with more than 0.5 foot candles (i.e. full moon) the north egress lights with the NHBZ will not be activated. On nights where there is less than 0.5 foot candles the photocells will activate the lights to come on to 0.5 foot candle level. Motion sensors will be located over every door on the north side as well as the exit on the north–east that are within the NHBZ. If the door is opened the lights will be brought up to the Building Code 1008.2 requirement of 1 foot–candle. North parking lot light will turn off after 10:00pm.



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PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020

Drawn By: SL

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Sheet Name

PHOTOMETRIC ENLARGEMENT PLAN - MOTION SENSORS

Sheet

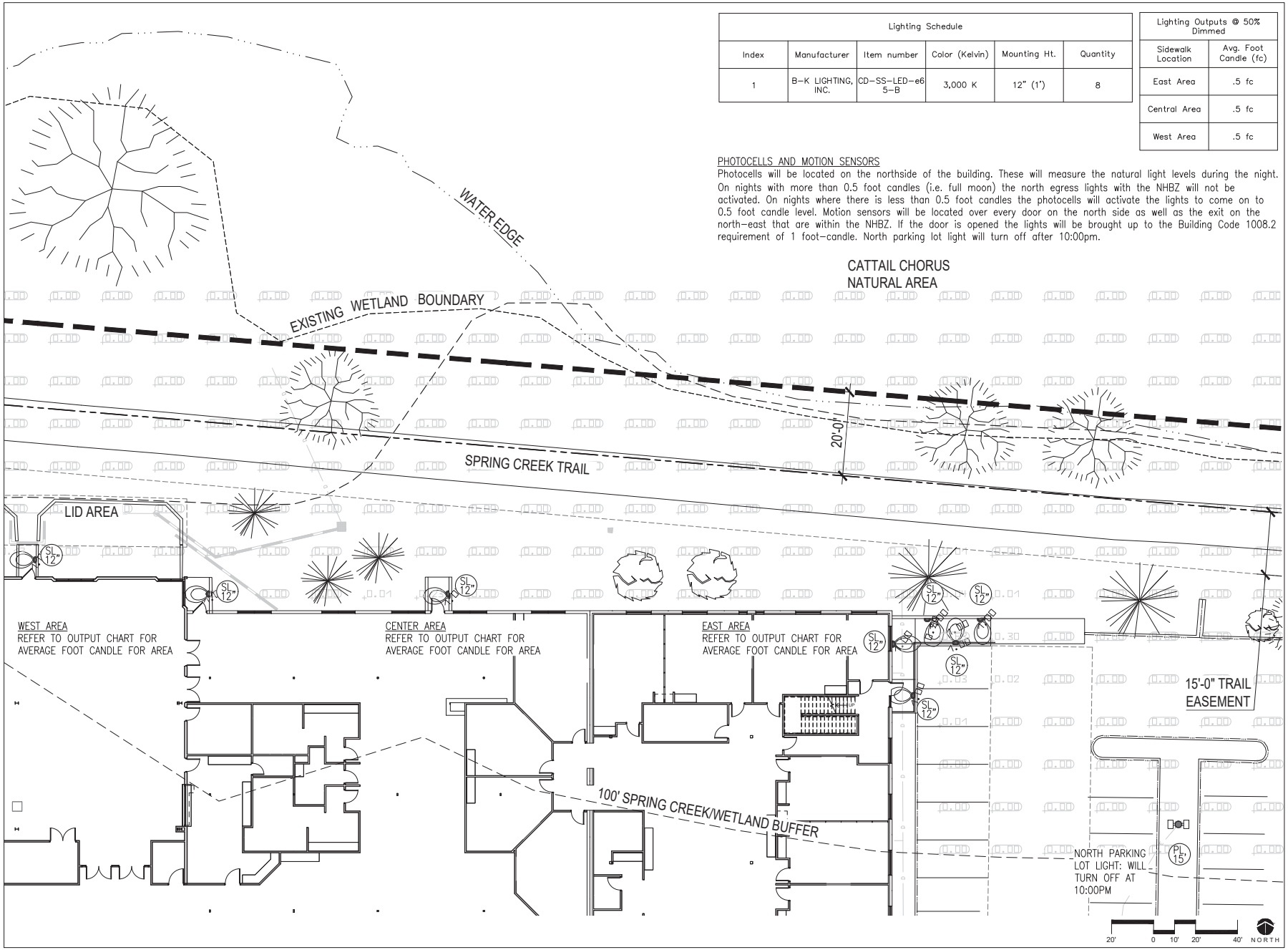
LI401

Lighting Schedule					
Index	Manufacturer	Item number	Color (Kelvin)	Mounting Ht.	Quantity
1	B-K LIGHTING, INC.	CD-SS-LED-e6 5-B	3,000 K	12" (1')	8

Lighting Outputs @ 50% Dimmed	
Sidewalk Location	Avg. Foot Candle (fc)
East Area	.5 fc
Central Area	.5 fc
West Area	.5 fc

PHOTOCELLS AND MOTION SENSORS

Photocells will be located on the northside of the building. These will measure the natural light levels during the night. On nights with more than 0.5 foot candles (i.e. full moon) the north egress lights with the NHBZ will not be activated. On nights where there is less than 0.5 foot candles the photocells will activate the lights to come on to 0.5 foot candle level. Motion sensors will be located over every door on the north side as well as the exit on the north-east that are within the NHBZ. If the door is opened the lights will be brought up to the Building Code 1008.2 requirement of 1 foot-candle. North parking lot light will turn off after 10:00pm.



MOUNTAIN VIEW COMMUNITY CHURCH

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REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020

Drawn By: SL

Checked By: CR

Sheet Name
PHOTOMETRIC ENLARGEMENT PLAN - 50% DIMMED

Sheet
LI402

MANUFACTURER: LITHONIA
MODEL: D-SERIES AREA SIZE 1 – 3,000K – REFER TO LIGHTING LEGEND FOR TYPE
COLOR: DARK BRONZE
POLE: 15' POLE – MOUNT TO EX. FOOTINGS PER MANUFACTURER'S SPECIFICATIONS
MOUNTING HEIGHT: 15'
COLOR: DARK BRONZE.
FIXTURE MEETS ALL DARK SKY REGULATIONS, FULL CUT OFF.
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS

PL, 15' PARKING LOT LIGHT
SCALE: NTS — DT-PARKING LIGHTING

MANUFACTURER: LITHONIA
MODEL: D-SERIES AREA SIZE 0 – 3,000K – REFER TO LIGHTING LEGEND FOR TYPE
COLOR: DARK BRONZE
POLE: 12' POLE – DIRECT BURY DARK BRONZE, WHERE POSSIBLE, MOUNT TO EX. FOOTINGS WHERE POSSIBLE.
MOUNTING HEIGHT: 12'
FIXTURE MEETS ALL DARK SKY REGULATIONS, FULL CUT OFF.
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS

AL, 12' AREA LIGHT
SCALE: NTS — DT-PARKING LIGHTING

MANUFACTURER: LITHONIA
MODEL: WEDGE 2 – 3,000K – REFER TO LIGHTING LEGEND FOR TYPE
COLOR: DARK BRONZE
MOUNTING HEIGHT: 10' – MOUNT TO BUILDING PER MANUFACTURER'S SPECIFICATIONS
FIXTURE MEETS ALL DARK SKY REGULATIONS, FULL CUT OFF.
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS

WP, 10' WALL LIGHT – TYPE 1
SCALE: NTS — DT-PARKING LIGHTING

MANUFACTURER: LITHONIA
MODEL: WEDGE 3 – 3,000K – REFER TO LIGHTING LEGEND FOR TYPE
COLOR: DARK BRONZE
MOUNTING HEIGHT: 12' – MOUNT TO BUILDING PER MANUFACTURER'S SPECIFICATIONS
FIXTURE MEETS ALL DARK SKY REGULATIONS, FULL CUT OFF.
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS

WP, 12' WALL LIGHT – TYPE 2
SCALE: NTS — DT-PARKING LIGHTING

MANUFACTURER: BK-LIGHTING
MODEL: STEP STAR – 3,000K – REFER TO LIGHTING LEGEND FOR MORE DATA
COLOR: DARK BRONZE
MOUNTING HEIGHT: 12" (1'-0")
FIXTURE MEETS ALL DARK SKY REGULATIONS, FULL CUT OFF.
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

SL, 12" STEP LIGHT
SCALE: NTS — DT-PARKING LIGHTING

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REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020
Drawn By: SL
Checked By: CR

Sheet Name
LIGHTING DETAILS

Sheet
LI501

Alternative Compliance

MOUNTAIN VIEW COMMUNITY CHURCH

ALTERNATIVE COMPLIANCE REQUEST #1

LUC 3.2.4(D)(6):

Unique areas or neighborhoods within the City may have additional design guidelines for lighting as part of a neighborhood or area plan. The Department can provide information regarding neighborhood or area plans. Natural areas and natural features shall be protected from light and spillage from off-site sources.

LUC 3.2.4(E):

Alternative Compliance. Upon request by an applicant, the decision maker may approve an alternative lighting plan that may be substituted in whole or in part for a plan meeting the standards of this Section.(1)Procedure . Alternative compliance lighting plans shall be prepared and submitted in accordance with submittal requirements for lighting plans as set forth in this Section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.(2)Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a lighting plan which complies with the standards of this Section.

In reviewing the proposed alternative plan, the decision maker shall consider the extent to which the proposed design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, fosters non-vehicular access, and demonstrates innovative design and use of fixtures or other elements.

ALTERNATIVE COMPLIANCE JUSTIFICATION:

The building egress exits within Natural Habitat Buffer Zone would have low level lighting installed 12" above finished walking surface. A photocell that would keep the lights off during all hours that light levels (i.e. moonlight) are above 0.5 foot candles. If light levels are below 0.5 foot-candles (fc) the lights would come on to a 0.5 fc level. If the emergency egresses were exited a motion sensor will activate the lights to come up to the 1 fc light level that is required by Building Code section 1008.2. (see code language below)

The north parking lot fixture in the east parking lot will be installed with a dimming feature that will be activated after 10:00pm and dim to 50%.

These additional mechanisms for photocells and motion sensors protect the NHBZ better than a plan that would light the parking lot all of the time at the 1 fc and also better than required building code 1008.2 that would require the emergency egress exits that are already in the NHBZ to be lit at 1 fc.

BUILDING CODE

SECTION 1008
MEANS OF EGRESS ILLUMINATION

1008.1 Means of egress illumination. Illumination shall be provided in the *means of egress* in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3.

1008.2 Illumination required. The *means of egress* serving a room or space shall be illuminated at all times that the room or space is occupied.

Modification Requests

MOUNTAIN VIEW COMMUNITY CHURCH

MODIFICATION REQUEST #1

The requirement for a connection from the main entrance to public ROW is found throughout several code sections. City Staff has identified the following sections as containing this requirement.

LUC 3.5.3(C)(1):

Where complete separation of pedestrians and vehicles and bicycles is not possible, potential hazards shall be minimized by the use of techniques such as special paving, raised surfaces, pavement marking, signs or striping, bollards, median refuge areas, traffic calming features, landscaping, lighting or other means to clearly delineate pedestrian areas, for both day and night use.

LUC 3.2.2(5)(a):

Directness and Continuity. Walkways within the site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access. Walkways shall be unobstructed by vertical curbs, stairs, raised landscape islands, utility appurtenances or other elements that restrict access and shall link street sidewalks with building entries through parking lots. Such walkways shall be raised or enhanced with a paved surface not less than six (6) feet in width. Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle.

LUC 3.2.2(C)(6):

Direct On-Site Access to Pedestrian and Bicycle Destinations. The on-site pedestrian and bicycle circulation system must be designed to provide, or allow for, direct connections to major pedestrian and bicycle destinations including, but not limited to, trails, parks, schools, Neighborhood Centers, Neighborhood Commercial Districts and transit stops that are located either within the development or adjacent to the development as required, to the maximum extent feasible. The on-site pedestrian and bicycle circulation system must also provide, or allow for, on-site connections to existing or planned off-site pedestrian and bicycle facilities at points necessary to provide direct and convenient pedestrian and bicycle travel from the development to major pedestrian destinations located within the neighborhood. In order to provide direct pedestrian connections to these destinations, additional sidewalks or walkways not associated with a street, or the extension of street sidewalks, such as from the end of a cul-de-sac, or other walkways within the development, to another street or walkway, may be required as necessary to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas.

LUC 3.2.2(C)(7):

Off-Site Access to Pedestrian and Bicycle Destinations. Off-site pedestrian or bicycle facility improvements may be required in order to comply with the requirements of Section 3.2.2(E)(1) (Parking Lot Layout), Section 3.6.4 (Transportation Level of Service Requirements), or as necessary to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas.

MODIFICATION JUSTIFICATION:

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 modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant;

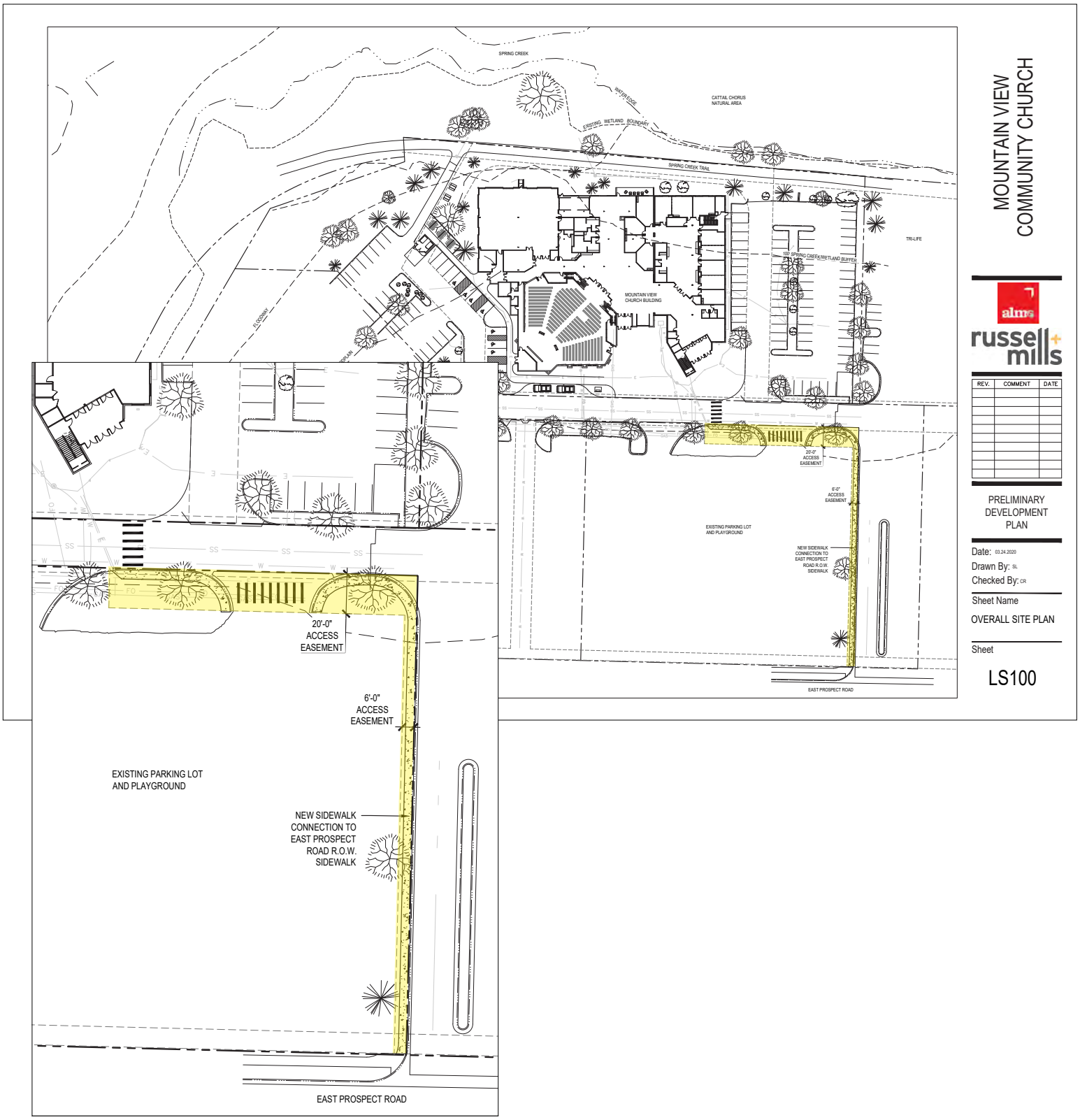
The applicant and place of worship owner requested an access easement for installing a sidewalk connection to E Prospect Road as shown in the attached sheets. This request was denied by the property owner of the parcel tot he south. There are not any other viable options that would create a safe and intuitive connection from Prospect as noted the email response and attached images.

MODIFICATION REQUESTED:

No direct R.O.W. sidewalk connection provided to public ROW. Additional pedestrian routes on the site have been provided to improve circulation and safety for users across the property along the entire south side of the building for pedestrians moving from the west to east. Additionally, a sidewalk connection to the trail spur has been added to facilitate bike and pedestrians that are coming from and accessing the Spring Creek Trail.

THE FOLLOWING EXHIBIT WAS ATTACHED TO THE EASEMENT REQUEST EMAIL SENT ON MARCH 31, 2020

The area for the easement and associated sidewalk has been highlighted and enlarged for easier reading.



From: Shelley Lamastra <slamastra@russellmillsstudios.com>
Subject: Re: Question about our project in the Seven Lakes Business Park
Date: April 17, 2020 at 9:15:29 AM MDT
To: Jason McConahy <jason@mvcchurch.org>
Cc: Jesse Struckhoff <jstruckhoff@orthohealth.com>

Hi Jesse,

I appreciate you taking the time to review the materials and request that we submitted to you for the pedestrian connection to right-of-way.

We have explored other possible connection on the east side of the drive and have determined along with City staff that we could not use that as a viable route due to existing trees along the street that are much closer to the flowline on this side than the west side. City forestry would not support the excavation for a sidewalk due to the damage that would be caused to the root zone for the concrete excavation. Additionally, there are several existing utility infrastructure at both the north and south end of the drive on this side that would prevent a sidewalk and ramps from being installed. (Please see attached photos). And last the connection to the main entrance of the building would be less ideal as is crosses more traffic lanes and would have to utilize the parking island as a walkway which would remove parking lot landscaping that is required per land use code.

We also explored a connection utilizing the sidewalk in front of the Mountain Sage School. However, the sidewalk connection woudl be impossible due to two rows of 6’ cedar fencing as well as grade changes to the south of the building.

Anytime a property is developed it is required to meet all Land Use Code requirements, one of which is connection to the public right-of-way. (LUC 3.2.2(5)(a), LUC 3.2.2(C)(7), LUC LUC 3.2.2(C)(6), LUC 3.5.3(C)(1).) We appreciate your willingness to look at this and review the information.

We would be happy to continue discussions if you feel they are warranted. Thank you again for your time.

Best regards,

Shelley La Mastra, RLA
Senior Landscape Architect
506 S College Ave, Unit A
Fort Collins, CO, 80524

visit russellmillsstudios.com

O 970.484.8855
D 970.682.6004

M 970.412.3474

On Apr 8, 2020, at 3:28 PM, Jason McConahy <jason@mvcchurch.org> wrote:
Thanks for getting back to us Jesse. We'll take a look at this.

Jason

On Apr 8, 2020, at 12:27 PM, Jesse Struckhoff <jstruckhoff@orthohealth.com> wrote:
Hello Jason,

We have reviewed your request. Due to the need to remain flexible with the use of our land, we would not support an easement as it will run with the land. In addition, it would have an impact on our current tenant and would be subject to their approval. However, an option may exist on the east side of the drive. I understand 7 lakes owns approx. 15 feet of land running along the east side of the drive. This may be an option to pursue through the association.

Thank you,

Jesse Struckhoff, CHFM, PMP
Director of Property Management Services
Main: (970) 493-0112 | Direct: (970) 419-7006

<image001.png>

3 Colorado Locations:

2500 East Prospect Rd.	3470 East 15th St.	1900 16th St., 3rd Floor
Ft. Collins, CO 80525	Loveland, CO 80538	Greeley, CO 80631

From: Jason McConahy [mailto:jason@mvcchurch.org]
Sent: Thursday, April 02, 2020 2:50 PM
To: Jesse Struckhoff
Cc: Shelley Lamastra
Subject: Re: Question about our project in the Seven Lakes Business Park

Jesse, no worries. Thanks for the reply. I'm sure thinks are pretty hectic for you all right now.

Jason

On Apr 2, 2020, at 1:43 PM, Jesse Struckhoff <jstruckhoff@orthohealth.com> wrote:

Hello Jason,

Wanted to let you know I am not ignoring your email :) . I am reviewing your request and will be in touch next week.

Thank you!

Jesse Struckhoff, CHFM, PMP
Director of Property Management Services
Main: (970) 493-0112 | Direct: (970) 419-7006

3 Colorado Locations:
2500 East Prospect Rd. Ft. Collins, CO 80525
3470 East 15th St. Loveland, CO 80538
1900 16th St., 3rd Floor Greeley, CO 80631

-----Original Message-----
From: Jason McConahy [mailto:jason@mvcchurch.org]
Sent: Tuesday, March 31, 2020 12:58 PM
To: Jesse Struckhoff
Cc: Shelley Lamastra
Subject: Question about our project in the Seven Lakes Business Park

Hi Jesse,

Last year about this time you were working with me on our “parking agreement” as we we seeking to purchase the building that Niner currently occupies in the business park. Thank you for your partnership in that. It was very helpful.

We are currently in the design stage for renovating the property, and will be entering into the zoning and entitlement process over the next several months. One of the items we need to provide is pedestrian access all the way to our building from Prospect Rd (to meet updated code requirements since the business park was originally developed).

The most logical place to run the sidewalk would be along the property you own on the west side of the entrance road (the property that the school leases from you with the playground on it). Please see the attached plan from our landscape architect.

This would require an access easement to be dedicated on your property. We wanted to reach out and begin the dialogue about this. (I have cc’d our

landscape architect on this email so she can help answer questions you might have)

Ultimately we would need a notarized letter confirming that you would be ok with this. We would fully intend the language to indicate that the church would be responsible for any maintenance and repairs to this access.

Could we discuss this at your earliest convenience?

Thank you!

Jason McConahy
Mountain View Community Church
970-219-1081
jason@mvcchurch.org

PRIVACY NOTICE
This electronic message transmission, including all attachments, contains information which may be proprietary, confidential or privileged. This may also contain member Protected Health Information that cannot be released without authorization from the member.
The information is intended to be for the use of the individual or entity named above. If you received this in error or are not the intended recipient, please note that federal law prohibits any disclosure, copying, distribution or use of the contents of this information.
If you have received this electronic transmission in error, please notify the sender immediately and destroy all electronic and hard copies of the communication and its attachments.

Modification Requests

MOUNTAIN VIEW COMMUNITY CHURCH

Entrance Drive (North End) - Existing Utility Infrastructure adjacent to flowline as well as existing trees (~6′ from flowline making sidewalk excavation problematic from forestry perspective) prevent sidewalk connection to Prospect R.O.W.

Entrance Drive (South End) - Existing Utility Infrastructure adjacent to flowline as well as existing trees (~6′ from flowline making sidewalk excavation problematic from forestry perspective) prevent sidewalk connection to Prospect R.O.W.

Modification Requests

MOUNTAIN VIEW COMMUNITY CHURCH

South side of Mountain Sage Charter School (from Prospect Road- Existing grades and 6' cedar fence prevent sidewalk connection to public R.O.W.

South side of Mountain Sage Charter School (from interior parking lot - double row of 6' cedar fence prevents sidewalk connection to public R.O.W.

MOUNTAIN VIEW
COMMUNITY CHURCH

This traffic impact memo concerns the property at 2330 E. Prospect Ave. within the existing Seven Lakes Business Park, which is owned by Mountain View Community Church (MVCC) and actively being developed as its future, long-term church facility. Mountain View is a non-denominational, community church that has been serving the city since 1993.

MVCC intends to renovate the 50,000 sq. ft. facility to serve its current and future needs, providing spaces for offices, a children's wing, multi-use classrooms, common / fellowship spaces, a multi-use gathering room, as well as a new sanctuary for seating roughly 900 people.

From a traffic perspective, MVCC will generate traffic that is off-peak in comparison to all other businesses within the Seven Lakes development. The largest traffic impact will be on Sunday mornings when all other businesses are closed, and the impact during weekday daytime (business) hours is assumed to be less than other potential employment sector occupants of the facility. All of the other businesses in the development recognize this as a benefit and have entered into signed parking agreements to share spaces with each other as partners in the community. Mountain Sage School currently brings numerous trips in and out of the park twice a day during the weekdays (morning drop-off and afternoon pick-up). The peak trips generated by MVCC avoid these peak school times.

<u>The estimated daily trips (includes trips in and trips out) are summarized below.</u>

Monday - Friday Business Hours (8:00am - 6:00pm)

- Employees - 30
- Regular ministry visits (appointments, meetings, counseling, etc times vary during day) - 40
- Real Moms outreach every other Tuesday (9:00 - 11:30am) - 100
- Weekly bible study on Wednesdays (9:00 - 11:30am) - 70
- Trash / Recycle Pick-up - 4

Monday - Friday Off-peak hours (after 6:00pm)

- Tuesday evening band rehearsals and classes (6:30 - 9:00pm) - 70
- Wednesday evening youth groups (6:30 - 9:00pm) – 350 (see assumptions below)
- Thursday evening college groups (7:00 - 9:30pm) - 100

Saturday & Sunday

- Sunday morning (Two service times to TBD between 8:00am – 1:00pm) worship gatherings
    - Using assumptions listed below
        - Sunday service time 1 - 406
        - Sunday service time 2 - 406
    - Using traffic manual of 3 per vehicle
        - Sunday service time 1 - 300
        - Sunday service time 2 - 300
- Occasional weekend events (typically on Saturdays)
  - Men's breakfasts / women's dessert - 160
  - Weddings / funerals - 100 to 200

328 Remington Street,
Fort Collins, CO 80524

www.mvcchurch.org
970.490.2262

MOUNTAIN VIEW
COMMUNITY CHURCH

Assumptions:

- 125 kids currently attend the Wednesday youth group meetings.
  - 80% of these are drop-offs/pick-ups made by parents who drop-off and pick-up, approximately 50% of these are carpools that bring two kids.
  - 20% of these are older kids who drive themselves.
    - Parental drop-off/pick-up without carpooling = 125 x .40 = 50 cars (200 trips)
    - Parental drop-off/pick-up with carpooling = 125 x .40 / 2 = 25 cars (100 trips)
    - Older kids who drive trips = 125 x .20 = 25 cars (50 trips)
- Our current Sunday morning worship gatherings have an attendance of approximately 900 people.
  - 50% of those people come as families with an assumed average of 4 people per car = 113 cars (226 trips)
  - 35% of those people are couples that ride together = 158 cars (316 trips)
  - 15% of those people are individuals who drive alone = 135 cars (270 trips)
  - This is a total of 406 cars (812 trips)
  - These trips will be spread over two services during Sunday morning
- It is anticipated that many attendees will use the Spring Bike path to travel to the facility during the warmer months for the Sunday worship gatherings. This has not been reflected into any of the numbers but is worth noting as it is a great alternative way to get to the facility.

Thank you, and please contact me with any questions.

Jason McConahy
Pastor
Jason@mvcchurch.org
970-219-1081

From: Shelley Lamastra <slamastra@russellmillsstudios.com>
Subject: Re: Mountain View Community Church Traffic Narrative
Date: February 18, 2020 at 3:07:51 PM MST
To: Martina Wilkinson <mwilkinson@fcgov.com>
Cc: Brad Massey <bmassey@alm2s.com>, Steve Gilchrist <sgilchrist@fcgov.com>, Jason McConahy <jason@mvcchurch.org>

Thank you for getting back to us Martina,

We will make sure our initial submittal contains both the narrative and this email.

We will make sure to coordinate with engineering staff as we progress our site submittal and will ensure our routes from public ROW to the building, as well as throughout the site, meet all current requirements.

Best regards,
Shelley

On Tue, Feb 18, 2020, 2:49 PM Martina Wilkinson <mwilkinson@fcgov.com> wrote:
Hi Shelley –

Thanks for sending this through. We've had a chance to take a look at the narrative. As you note, the peak times for the church will not coincide with the peak travel times for the rest of the area.

Because the intersection of Prospect Park and Prospect Road is signalized with appropriate turn lanes, we're not anticipating that your proposal would trigger any infrastructure improvements at the Prospect Road access point. Therefore, we can use the narrative you sent and this email as fulfilling the requirement for a traffic impact review.

Having said that, we will want to work with you as you move through the process on potential operational changes, such as signal timing refinements to accommodate large flows out on Sunday morning, and you'll need to work with the engineering department as they do their transportation review, such as sidewalk ramps, etc.

I'll be out of the office for the rest of the week. I've Cced Steve Gilchrist who can

help should you have any follow up questions.

Thanks - m

Martina Wilkinson, P.E. PTOE

Traffic Engineer

City of Fort Collins Traffic Operations

mwilkinson@fcgov.com

970-221-6887

From: Shelley Lamastra <slamastra@russellmillsstudios.com>
Sent: Tuesday, February 11, 2020 1:00 PM
To: Martina Wilkinson <mwilkinson@fcgov.com>
Cc: Brad Massey <bmassey@alm2s.com>
Subject: Mountain View Community Church Traffic Narrative

Hi Martina,

At the end of January 2019 staffed completed a conceptual review for the proposed Mountain View Community Church at 2330 E Prospect Road.

In that review you had requested a traffic narrative in order to determine if further traffic review would be necessary.

Please find the attached letter that outlines the anticipated traffic for the church. If there is additional information you need please feel free to reach out and we will provide you with that.

Best regards,

Shelley La Mastra, RLA

Senior Landscape Architect

506 S College Ave, Unit A

Fort Collins, CO, 80524

visit russellmillsstudios.com

O 970.484.8855

D 970.682.6004

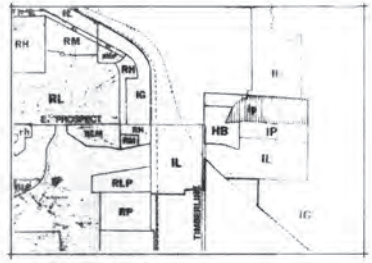
M 970.412.3474

42-M

Address *	Parcel Number*	Owner *	Acres *	% of Total	Use	Primary or Secondary Use	Business **
N/A	8717306001	SEVEN LAKES BUSINESS PARK ASSN	1.42	6.3	FLOODWAY	PRIMARY	N/A
2290 E PROSPECT ROAD	8717306004	DDNH COMMERCIAL LLC	1.90	8.4	EMPLOYMENT	PRIMARY	MICROBIAL RESEARCH INC.
2310 E PROSPECT ROAD	8717306906	C AND C HOLDINGS LLC	1.36	6.0	PUBLIC SCHOOL	PRIMARY	MOUNTAIN SAGE SCHOOL
N/A	8717306910	GATEWAY MEDICAL SERVICES LLC	1.51	6.7	UNDEVELOPED LOT	PRIMARY	N/A
N/A	8717306001	SEVEN LAKES BUSINESS PARK ASSN	1.42	6.3	ENTRANCE ROAD	PRIMARY	N/A
2330 E PROSPECT ROAD	8717306005	MOUNTAIN VIEW COMMUNITY	2.87	12.7	PLACE OF WORSHIP	SECONDARY	MOUNTAIN VIEW COMMUNITY CHURCH
2362 E PROSPECT ROAD	8717306007	TRI-LIFE PROPERTIES LLC	0.51	2.2	CLINIC	PRIMARY	TRI-LIFE HEALTH, PC
2500 E PROSPECT ROAD	8717310001	GATEWAY MEDICAL SERVICES LLC	11.67	51.5	CLINIC	PRIMARY	ORTHOPEDIC CENTER OF THE ROCKIES
		TOTAL	22.66	100			

* INFORMATION FROM LARIMER COUNTY ASSESSOR'S PAGE, TOTAL ACREAGE VARIES SLIGHTLY FROM ORIGINAL ODP BY 1.0 ACRE

** INFORMATION FROM GOOGLE



VICINITY MAP

LEGAL DESCRIPTION

A tract of land situate in the South 1/2 of the Southwest 1/4 of Section 17, Township 7 North, Range 68 West of the 6th P.M., Fort Collins, Colorado, which considering the West line of the said Southwest 1/4 as bearing North 00° 07' East and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears North 00°07' East 755.00 feet and again South 89°16' East 1074.00 feet and again South 02°28'30" East 81.91 feet from the Southwest corner of said Section 17 and run thence South 84°48' East 1576.69 feet to a point on the East line of the said Southwest 1/4; thence South 00°02'30" East 547.40 feet to the South 1/4 corner of said Section 17; thence along the approximate centerline of East Prospect Street, North 84°18' West 904.42 feet and again North 88°13' West 1128.45 feet; thence North 28°24' East 436.45 feet; thence along the arc of a 110.00 foot radius curve to the right a distance of 309.10 feet, the long chord of which bears North 56°57'52" East 296.45 feet; thence North 02° 25'30" West 19.56 feet to the point of beginning.

LAND USE ANALYSIS

tract	acres	building s.f.	parking
A	10.66	94,000	329 min.
B	6.84	80,000	[illegible]
C	6.16	78,000	[illegible] min.
totals	23.66	252,000	[illegible] min.

NOTES:

1. no building to exceed 40' in height.
2. uses limited to office, manufacturing, warehouse - no retail
3. maintenance of private drives, parking lots, islands and open spaces by common property owner. maintenance association
4. Tract 'A' to be developed first - most likely 'B' will follow, then 'C'.

CONCEPTUAL DRAINAGE PLAN

This site hydrologically drains east and north to Spring Creek. No detention of on-site runoff will be provided as we propose to pay fees to the city of Ft. Collins. Also refer to the conditional letter of map amendment application to be submitted to F.E.M.A. and the City of Ft. Collins regarding the encroachment of Spring Creek and its "Floodway". [illegible] will be controlled by the Corps of Engineers.

FIRST AMENDMENT to

MASTER PLAN

Seven Lakes business park

owner: THE NEENAN COMPANY
309 COMMERCE DRIVE
FT. COLLINS, CO

planners: GEFROH ASSOCIATES INC
ARCHITECTS / PLANNERS
FT. COLLINS, CO

Project
Date
Revisions 1/11/82

One Dobbs Park, Suite 23
333 West Drake Road
Fort Collins, Colorado 80526
970 223 9576
Steamboat Square
410 South Lincoln PO Box 5194
Steamboat Springs, Colorado 80487
303 879 4643

Gefroh Associates Inc.
Architects / Planners

Sheet Title
seven lakes master plan

Sheet No.

42-M

This unofficial copy was downloaded on May-15-2020 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

UTILITY PLANS FOR

MOUNTAIN VIEW COMMUNITY CHURCH

A PORTION OF TRACT A, SEVEN LAKES BUSINESS PARK P.U.D., SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

JULY 2020

PROJECT TEAM

OWNER / APPLICANT
MOUNTAIN VIEW COMMUNITY CHURCH
328 REMINGTON ST.
FORT COLLINS, CO 80524
PHONE: KEVIN WOLFE
CONTACT: 970-490-2262

ARCHITECT
ALM2S
712 WHALERS WAY, BUILDING B, SUITE 100
FORT COLLINS, CO 80525
PHONE: (970) 223-1820
CONTACT: BRAD MASSEY

CIVIL ENGINEER
UNITED CIVIL DESIGN GROUP, LLC
1501 ACADEMY CT., STE 203
FORT COLLINS, CO 80524
PHONE: (970) 530-4044
CONTACT: SAM ELIASON

PLANNER/LANDSCAPE ARCHITECT
RUSSELL + MILLS STUDIO
506 S COLLEGE AVE, SUITE A
FORT COLLINS, CO 80524
PHONE: 970-484-8855
CONTACT: SHELLEY LAMASTRA

SURVEYOR
KING SURVEYORS
650 EAST GARDEN DRIVE
WINDSOR, CO 80550
PHONE: (970) 686-5011
CONTACT: PAUL GROVES

UTILITY PROVIDERS

UTILITY	PROVIDER	CONTACT	PHONE
WATER/WASTEWATER	CITY OF FORT COLLINS UTILITIES	MATT SIMPSON	(970) 416-2754
STORMWATER	CITY OF FORT COLLINS UTILITIES	MATT SIMPSON	(970) 416-2754
POWER	CITY OF FORT COLLINS LIGHT & POWER	CODY SNOWDON	(970) 416-2306
NATURAL GAS	XCEL ENERGY	STEPHANIE RICH	(970) 225-7828
TELECOM	CENTURYLINK	ROBERT RULI	(970) 490-7503
CABLE	COMCAST	DON KAPPERMAN	(970) 567-0245

Note: All utility providers listed hereon is provided as a courtesy. It is the responsibility of the recipient to verify the accuracy and completeness of the information shown.

PROJECT COORDINATES

PROJECT DATUM: NAVD 88.

BENCHMARK #1: CITY OF FORT COLLINS 51-01
A STANDARD DISK SET IN CONCRETE, LOCATED ON THE NORTH END OF A BRIDGE OVER THE POUDRE RIVER ON TOP OF THE PARAPET WALL, APPROXIMATELY 0.2 MILES SOUTH OF WEST MULBERRY STREET
ELEVATION=4926.93

BENCHMARK #2: CITY OF FORT COLLINS 3-07
NORTHWEST CORNER OF TIMBERLINE RD. AND PROSPECT RD. ON THE NORTHWEST CORNER OF TRAFFIC SIGNAL BASE.
ELEVATION=4919.13

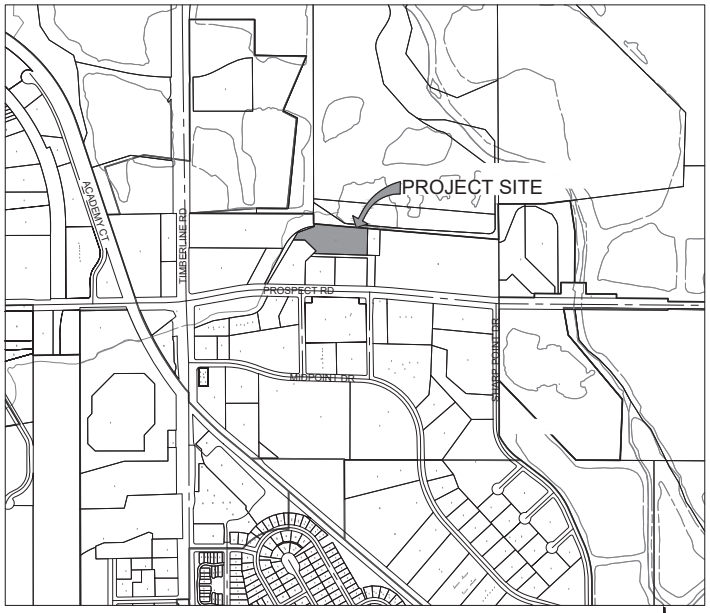
BASIS OF BEARINGS:
ASSUMING THE NORTH LINE OF TRACT "A", SEVEN LAKES BUSINESS PARK P.U.D., AS BEARING SOUTH 85°10'06" EAST AS SHOWN ON HORIZONTAL CONTROL PLANS, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 578.13 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTE:
1. ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.
2. THESE DRAWINGS ARE AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99973332 (1.00026675) ABOUT THE ORIGIN 0,0.

PROJECT SOILS REPORT

SUBSURFACE EXPLORATION REPORT
MOUNTAIN VIEW COMMUNITY CHURCH
PROPOSED DEMOLITION AND RECONSTRUCTION OF SANCTUARY
2330 EAST PROSPECT ROAD
FORT COLLINS, COLORADO
EEC PROJECT NO. 1202028
DATE: MAY 27, 2020

REPORT PREPARED BY: EARTH ENGINEERING CONSULTANTS, LLC



VICINITY MAP
1"=500'

N

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET INDEX

PAGE #	SHEET #	SHEET NAME
1	C0.00	COVER SHEET
2-3	C0.01-C0.02	GENERAL NOTES
4	C1.00	EXISTING CONDITIONS & REMOVALS PLAN
5	C2.00	HORIZONTAL CONTROL PLAN
6	C3.00	UTILITY PLAN
7	C4.00	OVERALL GRADING & EROSION CONTROL PLAN
8	C4.01	DETAILED GRADING PLAN
9	C5.00	DRAINAGE PLAN
#	C6.00	CONSTRUCTION DETAILS (NOT INCLUDED AT THIS TIME)

CERTIFICATION STATEMENT

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FORT COLLINS AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

SAMUEL ELIASON, PE #38212 DATE

DISCLAIMER STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE LOCAL ENTITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE LOCAL ENTITY ENGINEER, OR THE LOCAL ENTITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE LOCAL ENTITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Date

UNITED CIVIL Design Group LLC
Civil Engineering & Consulting
1501 Academy Ct.
Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REMARKS

CAUTION: The engineer in preparing these plans will notice responsible practice. Any changes to the plans must be in writing and shall be approved by the preparer of these plans.

MOUNTAIN VIEW COMMUNITY CHURCH
COVER SHEET

DATE SUBMITTED: 7/28/2020
PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C0.00
1 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 500'

JOB NUMBER
U20004

DATE 7/28/2020 TIME 9:28:31 AM PROJECT NAME SAE DRAWN BY JRS
DRAWING NAME 9360-COVER SHEET
PATH P:\2020\MOUNTAIN VIEW COMMUNITY CHURCH\CADD\C9360-COVER SHEET.DWG

LARIMER COUNTY URBAN AREA STREET STANDARDS - REPEALED AND REENACTED OCTOBER 1, 2002

GENERAL NOTES

1. All materials, workmanship, and construction of public improvements shall meet or exceed the Standards and Specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the local entity.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the local entity engineer. Use of these plans after the expiration date will require a new review and approval process by the local entity prior to commencement of any work shown in these plans.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the local entity, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the local entity engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the local entity, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
5. All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the local entity standards and specifications current at the date of approval of the plans by the local entity engineer.
6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The developer shall be responsible for unknown underground utilities.
7. The developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
8. The developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the local entity prior to beginning construction.
10. The developer shall coordinate and cooperate with the local entity, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
11. No work may commence within any public storm water, sanitary sewer or potable water system until the developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
12. The developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
13. The minimum cover over water lines is 4.5 feet and the maximum is 5.5 fee unless otherwise noted in the plans and approved by the Water Utility.
14. A state construction dewatering wastewater discharge permit is required if dewatering is required in order to install utilities or water is discharged into a storm sewer, channel, irrigation ditch or any waters of the united states.
15. The developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the storm water management plan, and the erosion control plan.
16. The local entity shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
17. Prior to final inspection and acceptance by the local entity, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the storm water utility department. Certification shall be submitted to the storm water utility department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Storm Water Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the development agreement.
18. The local entity including but not limited to City of Fort Collins, South Fort Collins Sanitation District and Fort Collins-Loveland Water District shall not be responsible for any damages or injuries sustained in this development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the local entity failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
19. All recommendations of the final drainage and erosion control study entitled "Mountain View Community Church" prepared by United Civil Design Group LLC, and dated XXXXXXX XX, XXXX, shall be followed and implemented.
20. Temporary erosion control during construction shall be provided as shown on the erosion control plan. All erosion control measures shall be maintained in good repair by the developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
21. The developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the local entity street inspector.
22. No work may commence within any improved or unimproved public right-of-way until a right-of-way permit or development construction permit is obtained, if applicable.
23. The developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The developer shall notify the local entity engineering inspector (Fort Collins - 221-6605) and the local entity erosion control inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the local entity engineer is not available after proper notice of construction activity has been provided, the developer may commence work in the engineers absence. However, the local entity reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
24. The developer shall be responsible for obtaining soils tests within the public right-of-way after right-of-way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the developer shall be responsible for a re-design of the subject pavement section or, the developer may use the local entity's default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed professional engineer. The final report shall be submitted to the inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the local entity engineer approves the final report.
25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the local entity inspector. The engineer or surveyor must certify in a letter to the local entity that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the local entity before installation of base course or asphalt will be allowed on the streets.
26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
27. Portions of Larimer County are within overlay districts. The Larimer County floodplain resolution should be referred to for additional criteria for roads within these districts.
28. All road construction in areas designated as wild fire hazard areas shall be done in accordance with the construction criteria as established in the wild fire hazard area mitigation regulations in force at the time of final plat approval.
29. Prior to the commencement of any construction, the contractor shall contact the local entity forester to schedule a site inspection for any tree removal requiring a permit.
30. The developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
31. The developer shall submit a construction traffic control plan, in accordance with MUTCD, to the appropriate right-of-way authority. (local entity, county or state), for approval, prior to any construction activities within, or affecting, the right-of-way. The developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact local entity traffic operations department, who will temporarily remove or relocate the sign at no cost to the contractor; however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
33. The developer is responsible for all costs for the initial installation of traffic signing and striping for the development related to the development's local street operations. In addition, the developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the development.
34. There shall be no site construction activities on Saturdays, unless specifically approved by the local entity engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the local entity.
35. The developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the designer for clarification, and annotate the dimension on the as-built record drawings.
37. The developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the developer shall contact the designer and the local entity engineer immediately.
39. The developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the local entity's inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the local entity engineer.

GENERAL NOTES (CONTINUED)

40. The designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

    PROJECT DATUM:
    NAVD 88.

    BENCHMARK #1: FORT COLLINS 51-01
    A STANDARD DISK SET IN CONCRETE, LOCATED ON THE NORTH END OF A BRIDGE OVER THE POUDRE RIVER ON TOP OF THE PARAPET WALL, APPROXIMATELY 0.2 MILES SOUTH OF WEST MULBERRY STREET.
    ELEVATION=4926.93

    BENCHMARK #2: CITY OF FORT COLLINS 3-07
    NORTHWEST CORNER OF TIMBERLINE RD. AND PROSPECT RD. ON THE NORTHWEST CORNER OF TRAFFIC SIGNAL BASE.
    ELEVATION=4919.13

    BASIS OF BEARINGS:
    ASSUMING THE NORTH LINE OF TRACT "A", SEVEN LAKES BUSINESS PARK P.U.D., AS BEARING SOUTH 85°10'06" EAST AS SHOWN ON HORIZONTAL CONTROL PLANS, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 578.13 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

41. All stationing is based on centerline of roadways unless otherwise noted.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first certificate of occupancy.
43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the local entity construction inspector before any cuts are made. Patching shall be done in accordance with the local entity street repair standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the local entity engineer and/or the local entity inspector at the time the cuts are made.
44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
45. Standard handicap ramps are to be constructed at all curb returns and at all "T" intersections.
46. After acceptance by the local entity, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
47. The local entity shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: none.
48. Approved variances are listed as follows: None.

STREET IMPROVEMENTS NOTES

1. All street construction is subject to the General Notes on the Cover Sheet of these plans as well as the street improvements notes listed here.
2. A paving section design, signed and stamped by a Colorado licensed engineer, must be submitted to the local entity engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the local entity engineer in Fort Collins.
4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the local entity engineer.
5. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.
6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, reconstruction and repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the local entity engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
7. All traffic control devices shall be in conformance with these plans or as otherwise specified in MUTCD (including Colorado supplement) and as per the right-of-way work permit traffic control plan.
8. The developer is required to perform a gutter water flow test in the presence of the local entity inspector and prior to installation of asphalt. Gutters that hold more than ¼ inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. And a single axle weight of at least 18,000 lbs. With pneumatic tires inflated to not less than 90 P.S.I.G. "proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the local entity engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The local entity engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be performed in the presence of an inspector.

STORM DRAINAGE NOTES

1. All street, sanitary sewer, storm sewer and water construction shall conform to City Standards and Specifications current at date of execution of the Development Agreement pertaining to this development. Any construction occurring three years after the execution of the development agreement shall require re-examination of the plans by the Director who may require that they be made to conform to standards and specifications current at that time.
2. The type, size, location, and number of all known underground utilities are approximate as shown on the drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work. Before commencing new construction, the contractor shall be responsible for locating unknown underground utilities.
3. These plans have been reviewed by the City for concept only. The review does not imply responsibility by the reviewing department, the City Engineer, or the City for accuracy or correctness of the calculations. Furthermore, the review does not imply that the quantities of the items on the plans are the final quantities required. The review shall not be construed in any reason as acceptance of financial responsibility by the City for additional quantities of items shown that may be required during the construction phase.
4. Prior to the commencement of any construction, the contractor must give the City Engineering Department (970-221-6605) and the Erosion Control Inspector (970-221-6700) twenty-four (24) hours advance. Initial erosion control measures must be installed and a site inspection by the Erosion Control Inspector is required before commencing construction activities.
5. Maintenance of onsite drainage facilities shall be the responsibility of the property owners.
6. All recommendations of the final drainage and erosion control study entitled "Mountain View Community Church" prepared by United Civil Design Group LLC, and dated April XX, 2020, shall be followed and implemented.
7. Prior to final inspection and acceptance by the City, certification of the drainage facilities by a Colorado registered professional engineer must be submitted to and approved by the City Stormwater Department. (including the applicable note as set forth below)
   For commercial and multi-family developments, certification of all drainage facilities shall be submitted to the City Stormwater Department at least two weeks prior to the release of a certificate of occupancy. Individual lot certification, elevation certification, or floodproofing certification, as specified in the development agreement, must be submitted to the City Stormwater Department at least two weeks prior to the release of a certificate of occupancy for such lot.
   For single family developments, certification of all drainage facilities must be submitted to the City Stormwater Department in accordance with all conditions as prescribed by the development agreement associated with this development. Individual lot certification, elevation certification, or floodproofing certification, as specified in the development agreement, must be submitted to the City Stormwater Department at least one week prior to the release of a certificate of occupancy for such lot.
8. If dewatering is used to install utilities, and discharge will be into the street, gutter, storm sewer, channel, irrigation ditch, or any waters of the State a State Construction Dewatering Industrial Wastewater Discharge Permit is required.
9. All land disturbing activities greater than or equal to one acre must comply with the State of Colorado permitting process for Stormwater Discharges Associated with Construction Activity. For more information contact the Colorado Department of Public Health and Environment, Water Quality Control Division, at 303-692-3500 or refer to the web site at http://www.cdphe.state.co.us/wq/PermitsUnit/.
10. Benchmark: See General Note Number 40.
11. If fill or dredged material is discharged into waters of the United States, a USACE 404 permit is required.
12. If construction affects any Colorado Highway, a Colorado Department of Transportation right-of-way permit is required.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
3. All signage shall be per Local Entity Standards and these plans or as otherwise specified in MUTCD.
4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
5. All lane lines for concrete pavement should be epoxy paint.
6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the Local Entity Engineer prior to permanent installation of striping and symbols.
7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.
11. A field inspection of location and installation of all signs shall be performed by the Local Entity Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
12. The developer installing signs shall be responsible for locating and protecting all underground utilities.
13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.
14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S standards. All signage and striping shall fall under the requirements of the two year warranty period for new construction (except fair wear on traffic markings).
15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:		Date

UNITED CIVIL Design Group LLC
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Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS:

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOUNTAIN VIEW COMMUNITY CHURCH
GENERAL NOTES

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH
DATE SUBMITTED: 7/28/2020

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C0.01
2 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = N/A

JOB NUMBER
U20004

DATE: 7/29/2020 TIME: 9:38:37 AM PROJ. MGR: SME DESIGNER: JRS
DRAWING NAME: C0.00 - COVER SHEET
PATH: P:\U20004 - MOUNTAIN VIEW COMMUNITY CHURCH\CADD\CP\C0.00 - COVER SHEET.DWG

STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

General Erosion Control Requirements

These notes are a summary for the legal requirements, that are set forth in the Fort Collins Stormwater Criteria Manual (FCSCM), and that any conflict is resolved by the more stringent requirement controlling.

1) The Property Owner, Owner's Representative, Developer, Design Engineer, General Contractor, Sub-contractors, or similar title for the developing entity (here after referred to as the Developer) has provided these Erosion Control Materials in accordance with Erosion Control Criteria set forth in the Manual as an attempt to identify erosion, sediment, and other potential pollutant sources associated with these Construction Activities and preventing those pollutants from leaving the project site as an illicit discharge. Full City requirements and are outlined and clarified in the Manual under Chapter 4: Construction Control Measures and should be used to identify and define what is needed on a project.

2) The Developer shall make themselves thoroughly familiar with the provisions and the content of the specifications laid out in the Manual, the Development Agreement, the Erosion Control Materials compiled for this project, and the following notes as all these materials are applicable to this project.

3) The Developer shall implement and maintain Control Measures for all potential pollutants from the start of land disturbing activities until final stabilization of the construction site.

4) The City Erosion Control Inspector shall be **notified at least twenty-four (24) hours prior** to the desired start of any construction activities on this site to allow adequate time for on-site confirmation (initial inspection which can take up to two business days after receiving the request) that the site is in fact protected from sediment and pollutants discharges off site. Please contact erosion@fcgov.com early to schedule those Initial Erosion Control Inspections well in advance so that demolition, clearing, grubbing, tree removal, and scraping may begin without delay. Failure to receive an on-site confirmation before construction activities commence is an automatic "Notice of Violation" and can result in further enforcement actions.

5) The Developer shall proactively provide all appropriate Control Measures to prevent damage to adjacent downstream and leeward properties. This includes but is not limited to: trees, shrubs, lawns, walks, pavements, roadways, structures, creeks, wetlands, streams, rivers, and utilities that are not designed for removal, relocation, or replacement in the course of construction.

6) At all times the Developer shall be responsible to ensure adequate Control Measures are designed, selected, installed, maintain, repaired, replaced, and ultimately removed in order to prevent and control erosion suspension, sediment transportation, and pollutant discharge as a result of construction activities associated with this project.

7) All applicable Control Measures based upon the sequencing and/or phasing of the project shall be installed prior to those construction activities commencing.

8) As dynamic conditions (due to the nature, timing, sequence, and phasing of construction) in the field may warrant Control Measures in addition, or different, to what is shown on these plans, the Developer shall at all times be responsible to implement the Control Measures that are most effective with the current state and progress of construction. The Developer shall implement whatever measures are determined necessary, and/or as directed by the City Erosion Control Inspector. The Developer shall insure that all Erosion Control Plans (Maps) or SWMP documents are updated to reflect the current site conditions, with updates being initialed and dated. These site inspections and site condition updates shall be made available upon request by the City.

9) All listings, provisions, materials, procedures, activities, site work and the like articulated in this or other written site-specific documents (Including but not limited to the erosion control reports, development agreements, landscape, and drainage materials) shall meet or exceed the most restrictive language for City, County, State, and Federal regulations with regards to erosion, sediment, pollutant, and other pollution source Control Measures. The Developer shall be responsible to comply with all of these aforementioned laws and regulations.

10) The Developer shall ensure that all appropriate permits (CDPS General Permit Stormwater Discharges Associated with Construction Activity, Dewatering, Clean Water Act, Army Corps of Engineers' 404 Wetlands Mitigation Permit, etc.) have been attained prior to the relevant activity has begun. These permits or copies shall be made available upon request by the City.

11) The Developer shall furnish all conveniences and assistances to aid the Erosion Control Inspectors of materials, workmanship, records, and self-inspections, etc. of the Control Measures involved in the construction activities.

12) The Developer shall request clarification of all apparent site construction issues that may arise due to inconsistencies in construction plans for the site or site conditions around the selected Control Measures by contacting the Erosion Control Inspector. The Erosion Control Inspector will not be responsible for any explanations, interpretations, or supplementary data provided by others.

13) All Control Measures shall be installed in accordance with the Manual.

14) The City reserves the right to require additional Control Measures as site conditions warrant, to the extent authorized by relevant legal authority.

15) As with any construction standards, occasions may arise where the minimum erosion control standards are either inappropriate or cannot be justified. In these cases, a variance to these standards **may** be applied for pursuant to the terms, conditions, and procedures of the Manual.

16) Inspection. The contractor shall inspect site pollutant sources and implement Control Measures at a minimum of once every two weeks during construction and within 24 hours following a precipitation event. Documentation of each inspection shall be recorded and retained by the contractor.

17) All temporary Control Measures shall be cleaned, repaired, or reconstructed as necessary in order to assure continual performance of their intended function. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any drainage way.

18) Any Control Measure may be substituted for another standard Control Measure so long as that Control Measure is equal to, or of greater protection than the original Control Measure that was to be used in that location. (ex. silt fence, for wattles, or for compact berms) Wattle alone on commercial construction sites have shown to be an ineffective substitute for silt fence or compact berms unless it is accompanied by a construction fence to prevent vehicle traffic.

19) Any implementation or replacement of existing Control Measures for a non-standard control, or alternative Control Measure, shall require the review and acceptance by the City erosion control staff before the measure will be allowed to be used on this project. These Control Measures' details shall be submitted, reviewed and accepted to be in accordance with the Erosion Control Criteria based upon the functionality and effectiveness in accordance with sound engineering and hydrological practices

Land disturbance, Stockpiles, and Storage of Soils

20) There shall be no earth-disturbing activity outside the limits designated on the accepted plans. Off road staging areas or stockpiles must be preapproved by the City. Disturbances beyond these limits will be restored to original condition.

21) Pre-disturbance vegetation shall be identified, protected, and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area required for immediate construction operations, and for the shortest practical period of time. This should include sequencing and phasing construction activities in a way so that the soil is not exposed for long periods of time by schedule or limit grading to small areas. This should also include when practical advancing the schedule on stabilization activities such that landscaping takes place shortly if not immediately after grading has occurred. Vegetation efforts shall start as soon as possible to return the site to a stabilized condition. Sensitive areas should avoid clearing and grading activities as much possible.

22) All exposed soils or disturbed areas are considered a potential pollutant and shall have Control Measures implemented on the site to prevent materials from leaving the site.

23) All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition at all times by equipment tracking, scarifying or disking the surface on a contour with a 2 to 4 inch minimum variation in soil surface until mulch, vegetation, and/or other permanent erosion control is installed.

24) No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport through the use of surface roughening, watering, and down gradient perimeter controls. All soil stockpiles shall be protected from sediment transport by wind in accordance with Municipal Code §12-150. All stockpiles shall be flattened to meet grade or removed from site as soon as practical, and no later than the completion of construction activities or abandonment of the project. All off-site stockpile storage locations in City limits shall have a stockpile permit from the City Engineering Department prior to using the area to store material. If frequent access from hardscape to the stockpile is needed a structural tracking Control Measure shall be implemented.

25) All required Control Measures shall be installed **prior** to any land disturbing activity (stockpiling, stripping, grading, etc.). All of the required erosion Control Measures must be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

26) All inlets, curb-cuts, culverts, and other storm sewer infrastructure which could be potentially impacted by construction activities shall be protected with Control Measures. Material accumulated from this Control Measure shall be promptly removed and in cases where the protection has failed, the pipes shall be thoroughly cleaned out.

27) All streams, stream corridors, buffers, woodlands, wetlands, or other sensitive areas shall be protected from impact by any construction activity through the use of Control Measures.

28) All exposed dirt shall have perimeter control. Any perimeter controls that drain off or has the ability to be tracked onto the nearby hardscape shall have some form of effective sediment control as the, or as part of the, perimeter control.

29) All exposed slopes should be protected. All exposed steep slopes (Steeper than 3:1 H:V) shall be protected from erosion and sediment transport through use of Control Measures.

30) No soils shall remain exposed by land disturbing activity for more than thirty (30) days after activity has ceased before required temporary seeding or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed. This is not just limited to projects that are abandoned; this includes any project that is temporarily halted and no immediate activity is to resume within the next thirty (30) days, unless otherwise approved by the City Erosion Control Inspector. During a season when seeding does not produce vegetative cover, anothertemporary erosion control shall be implemented with or until temporary seeding or permanent erosion control can be performed.

31) All individual lots shall have effective sediment controls located on the street side and any down gradient side. Typically most lots drain to the front yet on those cases where houses are along a pond or drainage swale have the lot drain in a different direction than the street, those individual lots will need protection on that down gradient side to prevent sediment from leaving the lot. See the Individual Lot Details for further clarification.

Vehicle Tracking

32) At all points where vehicles exit or leave the exposed dirt area on to a hardscape or semi hardscape (concrete, asphalt, road base, etc.) shall have installed at least one structural tracking Control Measure to prevent vehicle tracking. All areas not protected by an adequate perimeter control shall be considered a point where vehicles exit the site. Access points should be limited to as few entrances as possible (All perimeter areas shall be protected from tracking activities).

33) In all areas that the structural tracking Control Measures fail to prevent vehicle tracking, collection and proper disposal of that material is required. All inlets located near access points and affected by tracking activities shall be prevented from the introduction of sediment into the drainage system.

34) City Municipal Code §20-62, among other things, prohibits the tracking, dropping, or depositing of soils or any other material onto city streets by or from any source. City Municipal Code, §26-498, among other things, prohibits the discharge of pollutants on public or private property if there is a significant potential for migration of such pollutant. Therefore, all tracked or deposited materials (intentional or inadvertent) are not permitted to remain on the street or gutter and shall be removed and legally disposed of by the Developer in a timely and immediate manner. Dirt ramps installed in the curb-lines are not exempt to these sections of code and shall not be permitted in the street right of way (public or private).

35) If repeated deposit of material occurs on a site, additional structural tracking controls may be required of the Developer by the City Erosion Control Inspector.

Loading and Unloading Operations

36) The Developer shall apply Control Measure to limit traffic (site worker or public) impacts and proactively locate material delivered to the site in close proximity to the work area or immediately incorporated in the construction to limit operational impacts to disturbed areas, vehicle tracking, and sediment deposition that could impact water quality.

Outdoor Storage or Construction Site Materials, Building Materials, Ferilizers, and Chemicals

37) Any materials of a non-polluting nature (steel, rock, brick, lumber, etc.) shall be inspected for any residue coming off the material during routine inspection and will generally be located where practical at least fifty (50) feet from any permanent or interim drainage ways.

38) Any high environmental impact pollutant materials that have a high likelihood to result in discharge when in contact with stormwater (lubricants, fuels, paints, solvents, detergents, fertilizers, chemical sprays, bags of cement mix, etc.) should not be kept on site where practical. When not practical, they should be stored inside (vehicle, trailer, connex, building, etc.) and out of contact with stormwater or stormwater runoff. Where not available, they shall be stored outside in a raised (high spots or on pallets), covered (plastic or tarped), and sealed (leak proof container) in secondary containment location. The secondary containment or other Control Measure shall be adequately sized, located, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections.

Vehicle and equipment maintenance and fueling

39) Parking, refueling, and maintenance of vehicles and equipment should be limited in one area of the site to minimize possible spills and fuel storage areas. This area shall be located, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections. All areas shall keep spill kits and supplies close.

Significant Dust or Particulate generating Process

40) The property must be actively preventing the emission of fugitive dust at all times during construction and vegetation activities. All land disturbing activities that result in fugitive dust shall be in accordance with Municipal Code §12-150 to reduce the impacts to adjacent properties and community health. All required practices shall be implemented and additional ones shall be followed. These practices include watering the sites and discontinuing construction activities until the wind subsides as determined by any City Inspectors.

Concrete truck / equipment washing, including the concrete truck chute and associated fixtures and equipment

41) All concrete and equipment washing shall use structural Control Measures appropriate to the volume of wash and frequency of use. These Control Measures shall be located, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections. These areas shall be clearly identified and protected from any wash from leaving the Control Measure. If frequent access from hardscape to the Control Measure is to occur, a structural tracking Control Measure shall be implemented. These Control Measures shall be frequently cleaned out.

42) The Developer is responsible for ensuring washing activity is taking place at the appropriate Control Measure and site workers are not washing or dumping wash water on to the dirt or other uncontrolled locations.

Dedicated Asphalt and concrete batch plants

43) Dedicated asphalt and concrete batch plants are not acceptable on construction sites within the City of Fort Collins without an expressed written request and plan to reduce pollutants associated with that type of activity and approval by the City of Fort Collins specifically the Erosion Control Inspector. The Developer shall inform the erosion control inspection staff of any dedicated asphalt, or concrete batch plants that is to be used on site.

Concrete Saw Cutting Materials

44) Saw cutting material shall be in accordance with Municipal Code §12-150 for air emissions and all water applications to the saw cutting shall prevent material from leaving the immediate site and collected. These cutting locations, once dried, shall be swept and scraped of all material and shall have proper and legal disposal.

Waste Materials Storage and Sanitary Facilities

45) Trash, debris, material salvage, and/or recycling areas shall be, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections. These facilities should be located out of the wind and covered as able. Where not able to cover, locating said areas on the side of other structures to reduce exposure to winds, and follow maximum loading guidelines as marked on the container. The Developer is required to practice good housekeeping to keep the construction site free of litter, construction debris, and leaking containers.

46) Sanitary facilities shall be prevented from tipping through the use of anchoring to the ground or lashing to a stabilized structure. These facilities shall also be located as far as practical from an inlet, curb cut, drainage swale or other drainage conveyances to prevent material transport from leaving the local area. This consists of the facility being located, where practical, at least fifty (50) feet from any permanent or interim drainage ways.

Other Site Operations and Potential Spill Areas

47) Spills: For those minor spills that; are less than the State's reportable quantity for spills, stay within the permitted area, and in no way threaten any stormwater conveyance, notify theCity of Fort Collins Utilities by email at erosion@fcgov.com or phone (970) 817-4770. For any significant, major, or hazardous spills, notify the City of Fort Collins Utilities by phone only after Emergency Response (911) has been notified and is on route, County Health Department (LCDHE) has been notified through Larimer County Sheriff Dispatch (970) 416-1985, and the State Spill Hotline Incident Reporting have been contacted 1-877-518-5608. Written documentation shall be provided to the City within 5 days of the event. All spills shall be cleaned up immediately.

48) Selection of "plastic welded" erosion control blankets shall not be used in areas that wildlife, such as snakes, are likely to be located as these have proven to cause entrapment issues.

Final stabilization and project completion

49) Any stormwater facilities used as a temporary Control Measure will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Owner, Homeowners Association (HOA), or other party responsible for long term maintenance of those facility.

50) All final stabilization specifications shall be done in accordance with the Manual, Chapter 4: Construction Control Measures.

51) All disturbed areas designed to be vegetated shall be amended, seeded & mulched, or landscaped as specified in the landscape plans within 14 working days of final grading.

52) Soil in all vegetated (landscaped or seeded) areas, including parkways and medians shall comply with all requirements set forth in Sections 12-130 through 12-132 of the City Municipal Code, as well as Section 3.8.21 for the City Land Use Code.

53) All seeding shall refer to landscaping plans for species mixture and application rates and depths requirements.

54) All seed shall be drilled where practical to a depth based upon the seed type. Broadcast seeding shall be applied at double the rate as prescribed for drill seeding and shall be lightly hand raked after application. Hydroseeding may be substituted for drill seeding on slopes steeper than 3(H):1(V) or on other areas not practical to drill seed and crimp and mulch. All hydroseeding must be conducted as two separate processes of seeding and tackification.

55) All seeded areas must be mulched within twenty-four (24) after planting. All mulch shall be mechanically crimped and or adequately applied tackifier. The use of crimped mulch or tackifier may require multiple re-applications if not properly installed or have weathered or degraded before vegetation has been established. Areas of embankments having slopes greater than or equal to 3H:1V shall be stabilized with an erosion mat or approved equal to ensure seed will be able to germinate on the steep slopes. During a season when seeding doesnot produce vegetative cover, another temporary erosion control shall be implemented along with, or until, temporary seeding or permanent erosion control can be performed.

56) The Developer shall warranty and maintain all vegetative measures for two growing seasons after installation or until seventy percent (70%) vegetative cover has been established, whichever is longer and meets all the Criteria outlined in the Fort Collins Stormwater Criteria Manual Chapter 4: Construction Control Measures.

57) The Developer shall maintain, monitor, repair, and replace any and all applicable Control Measures until final stabilization has been obtained. All Control Measures must remain until such time as all upstream contributing pollutant sources have been vegetated or removed from the site. When any Control Measure is removed, the Developer shall be responsible for the cleanup and removal of all sediment and debris from that Control Measure. At the point at which the site has been deemed stabilized and verified by City Erosion Control Inspector, all temporary Control Measures can then be fully removed. All measures shall be removed within 30 days after final stabilization is achieved.

58) The responsible party shall maintain and keep current all payments or related forms of security for the Erosion Control Escrow until 1) stabilization has been reached and 2) all Control Measures and/or BMPs have sediment materials collected and the Control Measure removed from the site. At that time the site will be considered completed and any remaining Erosion Control Escrow shall be returned to the appropriate parties.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:		Date

UNITED CIVIL
Design Group LLC
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Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS:

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOUNTAIN VIEW COMMUNITY CHURCH
GENERAL NOTES

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH
DATE SUBMITTED: 7/28/2020

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C0.02
3 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = N/A

JOB NUMBER
U20004

DATE: 7/29/2020 TIME: 9:38:42 AM PROJ. MGR: SME DESIGNER: JRS
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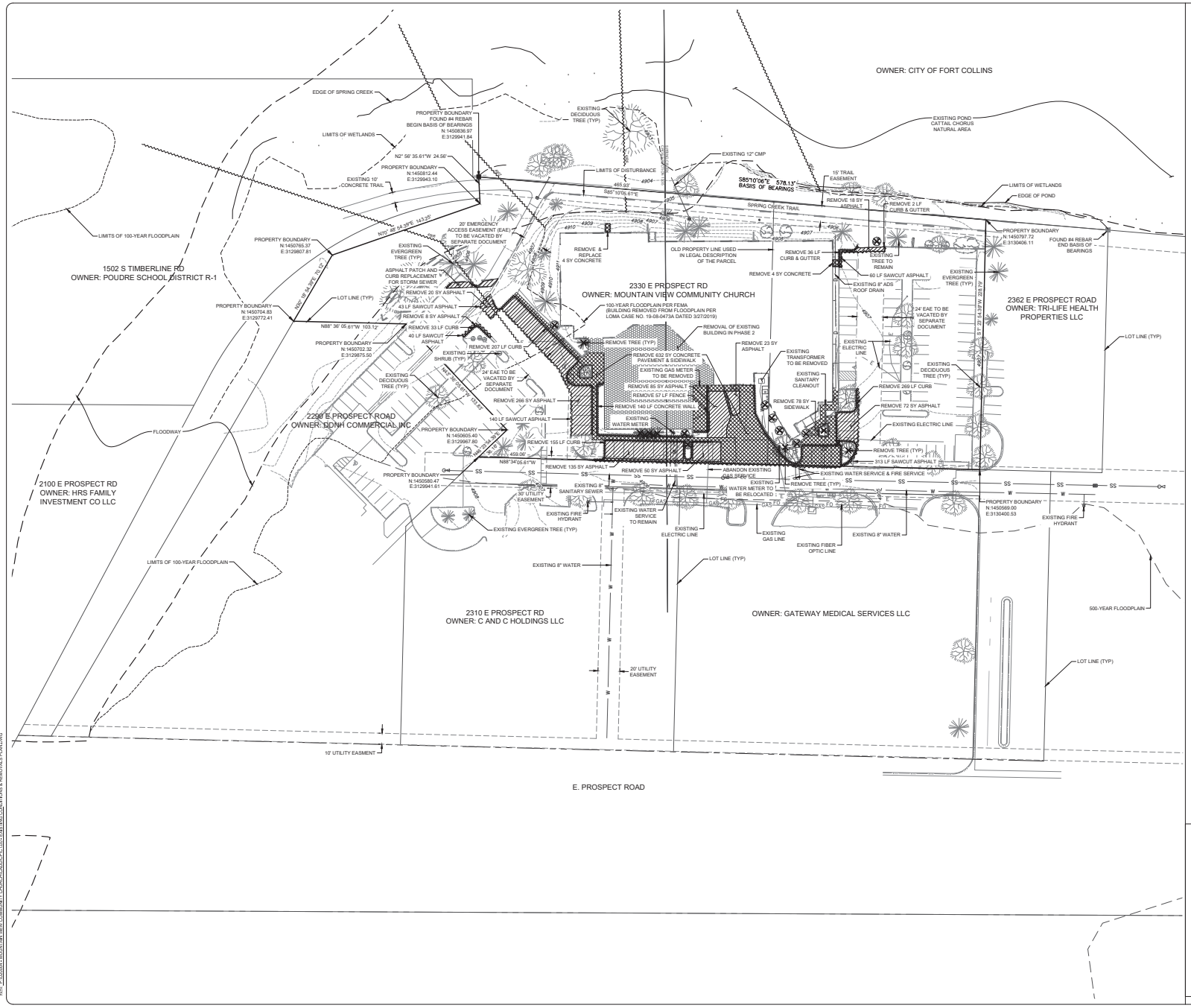

LEGEND

- LOT LINE
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EASEMENT
- FLOODWAY
- 100-YEAR FLOODPLAIN
- 500-YEAR FLOODPLAIN
- 4780 EXISTING MAJOR CONTOUR
- 4778 EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- REMOVE EXISTING CURB & GUTTER
- REMOVE EXISTING FENCE
- SAWCUT LINE
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING UTILITY STRUCTURE
- REMOVE & PATCH EXISTING ASPHALT
- REMOVE EXISTING BUILDING
- REMOVE & REPLACE EXISTING CONCRETE
- REMOVE EXISTING TREE

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
3. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
5. COORDINATE THE REMOVAL AND/OR SALVAGING OF ALL EXISTING TREES AND OTHER PLANTINGS WITH THE LANDSCAPE DRAWINGS.
6. CONTRACTOR SHALL COORDINATE ALL UTILITY DEMOLITION AND/OR RELOCATION ITEMS WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO BEGINNING ANY ONSITE DEMOLITION.
7. STRUCTURES TO BE REMOVED PER LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITTING PRIOR TO THE REMOVAL OF STRUCTURES AS SHOWN ON THIS PLAN.
8. REFER TO THE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES REQUIRED TO BE INSTALLED PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
9. THE LIMITS OF THE FLOODPLAIN AND FLOODWAY ARE SHOWN BASED ON FEMA FIRM MAP #08069C0983H REVISED MAY 2, 2012. THE LINE WORK WAS PROVIDED BY THE CITY OF FORT COLLINS.

NORTH

0 20' 40' 80'
SCALE: 1" = 40'

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Date

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1501 Academy Ct.
Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS

CAUTION: The engineer in preparing these plans will notice responsible for the design of the improvements shown on the approved plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOUNTAIN VIEW COMMUNITY CHURCH
EXISTING CONDITIONS & REMOVALS PLAN

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH
DATE SUBMITTED: 7/28/2020

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER
C1.00
4 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 40'

JOB NUMBER
U20004

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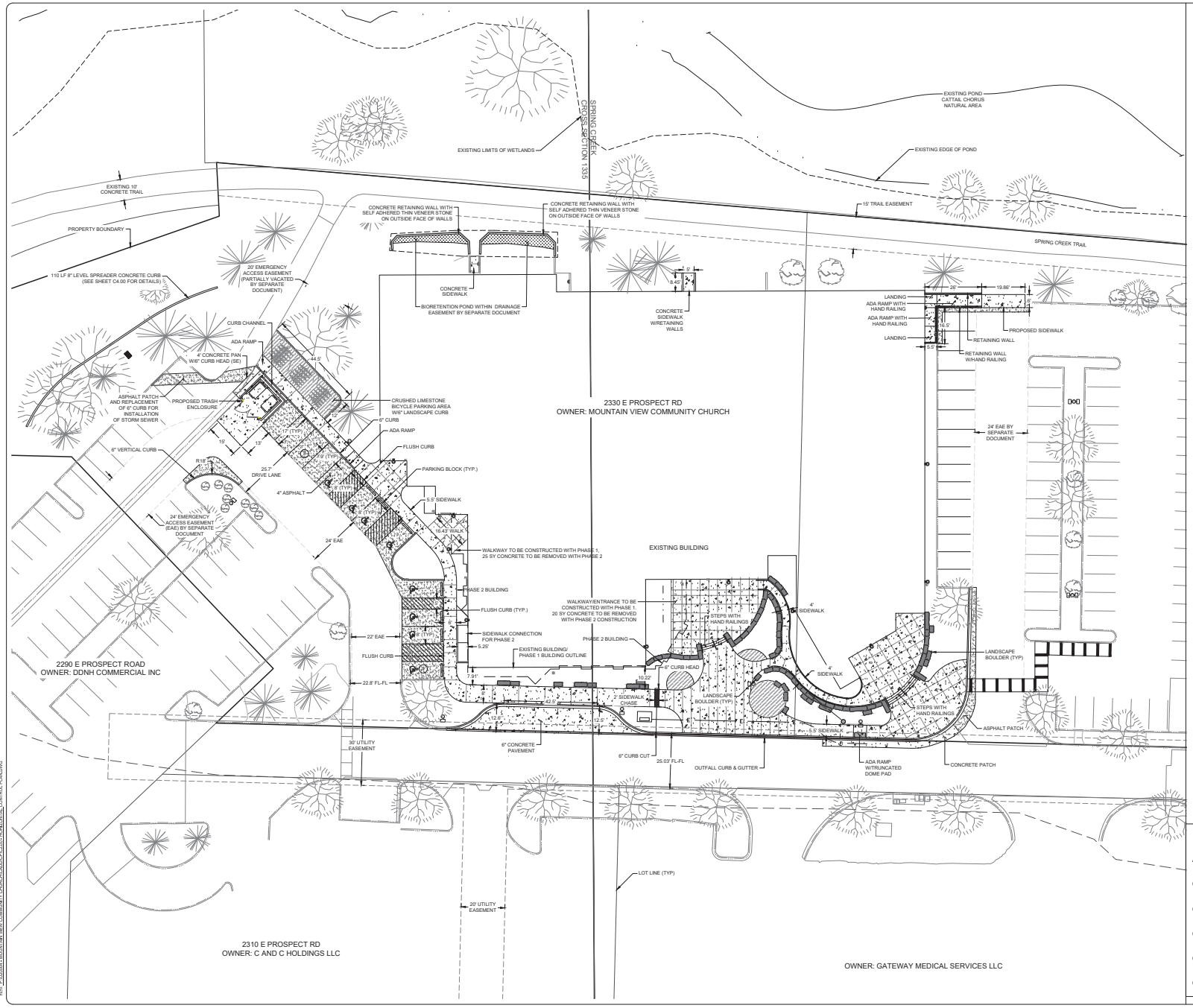

LEGEND

- CURB & GUTTER
- SIDEWALK/TRAIL
- DETECTABLE WARNING
- SIDEWALK CHASE
- RETAINING WALL
- PARKING BLOCK
- FENCE
- CONCRETE PAN
- SIGN
- PARKING STALL STRIPING
- HANDICAP PARKING STALL
- BOLLARDS
- LIGHT POLES
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CRUSHED LIMESTONE GRAVEL
- LANDSCAPE BOULDER

NOTES

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS BIKE RACKS, TRASH RECEPTACLES, LANDSCAPE WALL CONSTRUCTION DETAILS, COLORED AND SCORED CONCRETE, LANDSCAPE ROCK AND MULCH, ETC.

NORTH

0 10' 20' 40'
SCALE: 1" = 20'

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:		Date

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Design Group LLC
Civil Engineering & Consulting
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Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISION

CAUTION
The engineer of record for these plans will not be responsible for any changes made to the original design shown on these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOUNTAIN VIEW COMMUNITY CHURCH
HORIZONTAL CONTROL PLAN

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH
DATE SUBMITTED: 7/28/2020

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C2.00
5 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 20'

JOB NUMBER
U20004

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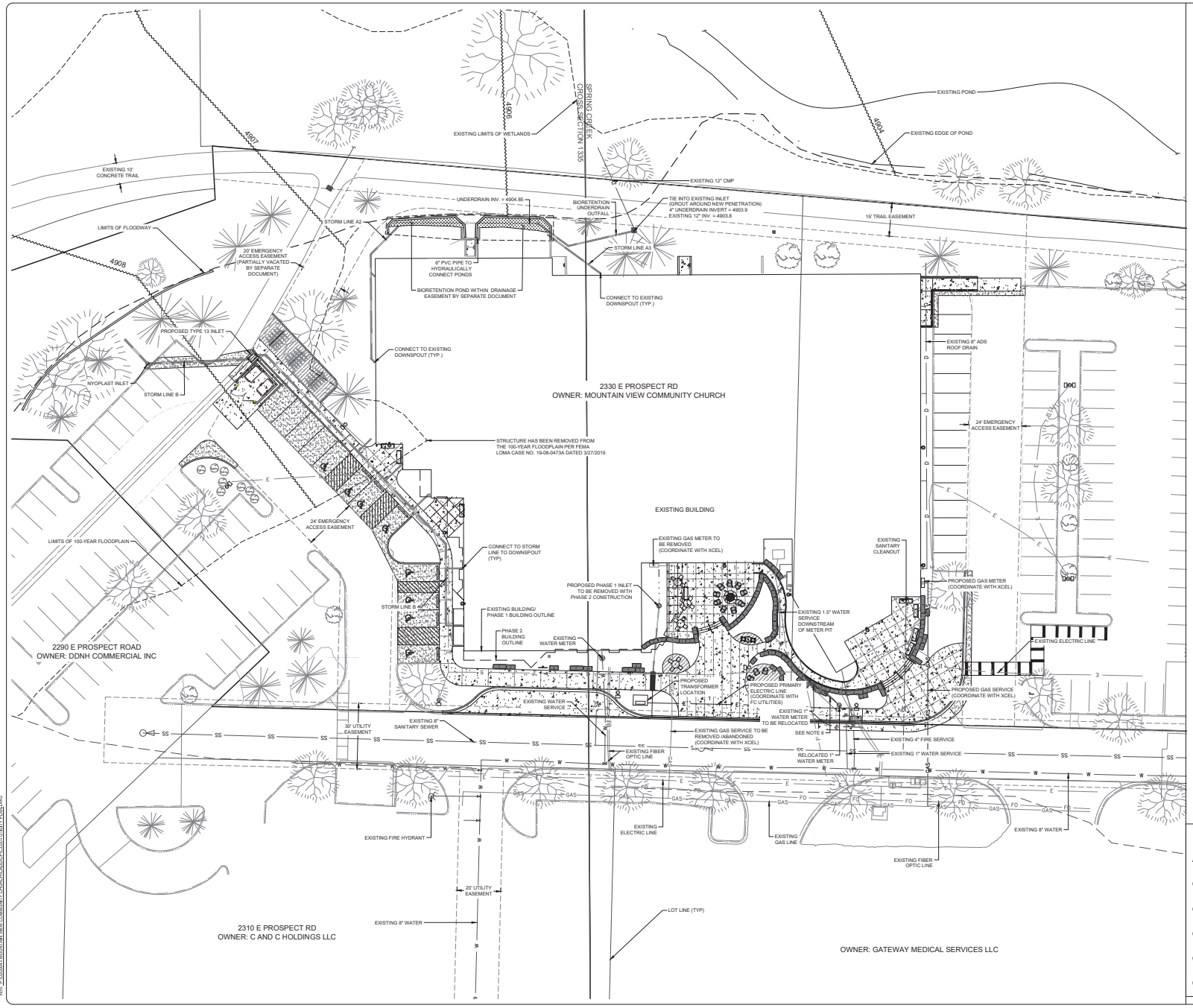

LEGEND

CTV	CABLE TV LINE
E	ELECTRIC LINE
FO	FIBER OPTIC LINE
G	GAS LINE
G	GAS METER
S	SANITARY MANHOLE
SS	SANITARY MAIN
SS	SANITARY SERVICE
S	SANITARY SERVICE CLEANOUT
T	TELEPHONE LINE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
FY	FIRELINE
W	WATER MAIN
WS	WATER SERVICE
W	WATER METER

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
3. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
4. REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL CONDUITS AND POWER LINE ROUTING FOR SITE LIGHTING.
5. THE LIMITS OF THE FLOODPLAIN AND FLOODWAY ARE SHOWN BASED ON FEMA FIRM MAP #08069C0983H REVISED MAY 2, 2012. THE LINE WORK WAS PROVIDED BY THE CITY OF FORT COLLINS.
6. EXISTING WATER SERVICE TO BE REMOVED AND REPLACED BETWEEN THE PROPOSED WATER METER AND A POINT APPROXIMATELY 5' DOWNSTREAM OF THE EXISTING WATER METER PIT WHERE THE SERVICE LINE IS EXPECTED TO CHANGE FROM 1" TO 1.5" IN SIZE. THE PROPOSED WATER SERVICE LINE SHALL BE 1" FROM THE METER PIT TO A POINT 5' DOWNSTREAM OF THE METER PIT AND THEN 1.5" IN SIZE TO THE POINT OF TIE IN AT THE EXISTING 1.5" LINE.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:		Date

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Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	CHANGE

CAUTION: The engineer in preparing these plans will notice responsible land use and will plan for the protection of life and property as shown on these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOUNTAIN VIEW COMMUNITY CHURCH
UTILITY PLAN

DATE SUBMITTED: 7/28/2020

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER
C3.00
6 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 20'

JOB NUMBER
U20004

DATE 7/28/2020 TIME 9:28:13 AM PREPARED BY JRS DRAWN BY JRS
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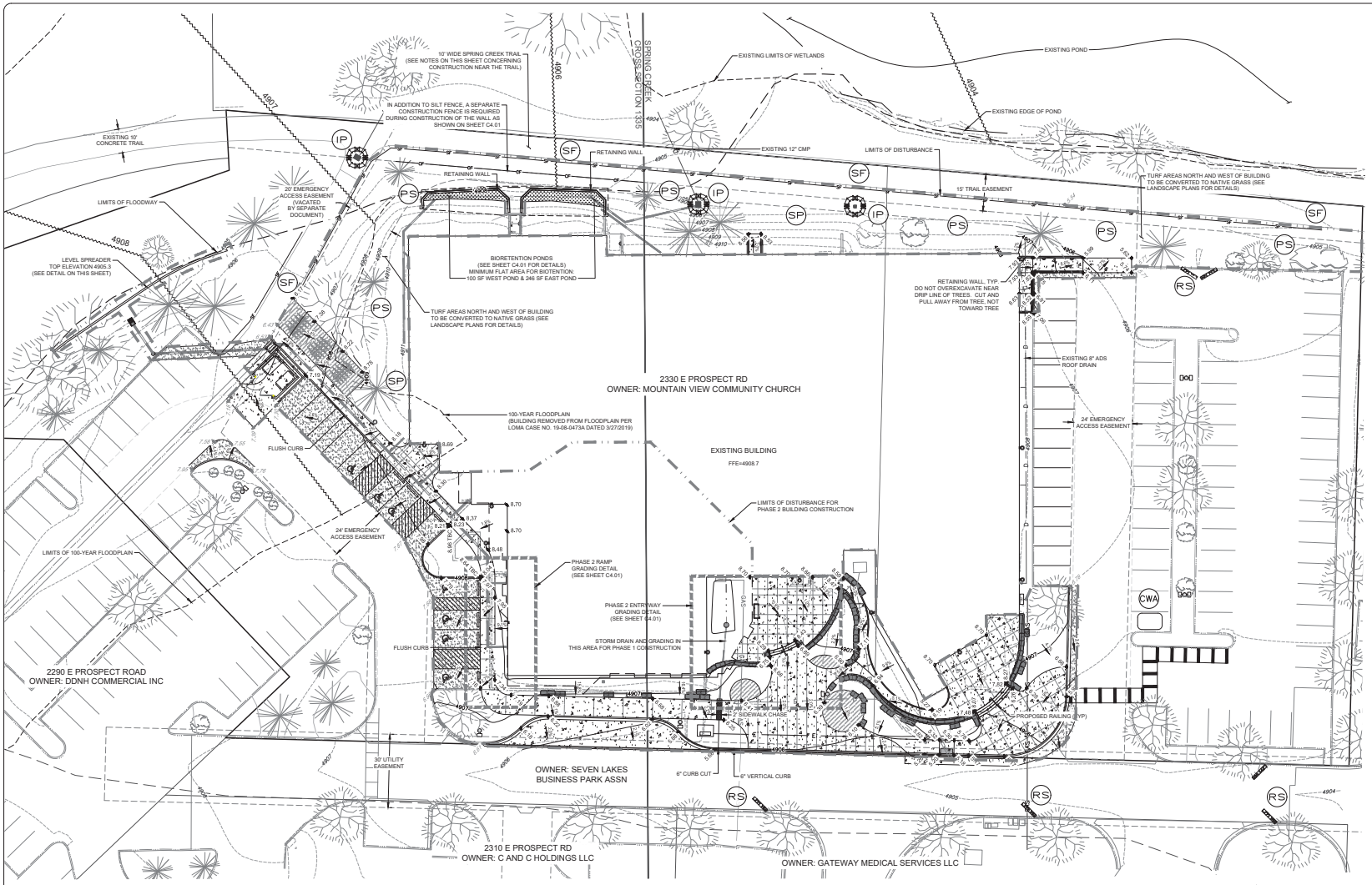
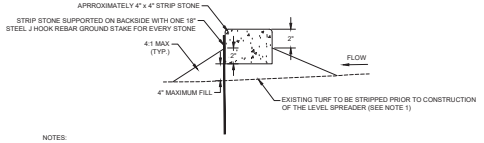
XREF(S) Z:\0000-PROJECTS\MOUNTAIN VIEW COMMUNITY CHURCH\9340-UTILITY PLAN\DWG





NOTES:
1. CONTRACTOR SHALL TAKE CARE NOT TO OVEREXCAVATE WHEN REMOVING THE TURF IN VICINITY OF THE EXISTING TREE ROOT ZONES.
2. NO TRUCKS OR HEAVY EQUIPMENT SHALL BE USED FOR CONSTRUCTION OF THE LEVEL SPREADER. MATERIALS SHALL BE REMOVED AND PLACED BY MANUAL LABOR SO AS NOT TO DISTURB EXISTING TREES.

PRELIMINARY LEVEL SPREADER DETAILS
NOT TO SCALE

EROSION CONTROL NOTES

1. TOTAL DISTURBED AREA = 52,800 SF (1.21 ACRES).
2. THE SITE WILL BE LANDSCAPED TO FINAL STABILIZATION. SEE FINAL LANDSCAPE PLAN FOR DETAILS.
3. REFER TO SHEET C0.02 FOR STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES.
4. EROSION CONTROL PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW CITY REGULATIONS.
5. ANY AREAS USED FOR STOCKPILING AND/OR STAGING SHOULD ALSO HAVE SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY. THESE AREAS SHOULD BE LOCATED AT LEAST 100' AWAY FROM DRAINAGE WAYS. THE ITEMS MAY INCLUDE BUT ARE NOT LIMITED TO VEHICLE TRACKING CONTROL, SILT FENCE, CONSTRUCTION FENCE, CONCRETE WASHOUT, AND SEDIMENT TRAP.
6. SOIL AMENDMENTS SHALL BE INCORPORATED IN ALL LANDSCAPE AREAS TO A DEPTH OF 6" AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET OF AREA -OR- 4" OF LOOSE TOPSOIL IMPORTED ONTO THE SITE OVER 4" OF LOOSENED SUBGRADE SOILS. REFER TO CITY OF FORT COLLINS CODE SECTIONS 12-130 THROUGH 12-132.
7. TEMPORARY SEEDING SHALL BE UTILIZED IN THE EVENT THAT A GRADED AREA IS EXPOSED LONGER THAN 30 DAYS. THE SITE SHALL BE SEEDED WITH THE APPROPRIATE SEED MIX AND INSTALLATION METHOD AS SPECIFIED ON THE APPROVED LANDSACPE PLANS.
8. A COMMERCIAL FERTILIZER WITH THE FOLLOWING SPECS SHALL BE USED:

INGREDIENT	% AVAILABLE BY WEIGHT	APPLICATION RATE IN LBS/ACRE
NITROGEN	13	65
POTASSIUM	16	80
POTASSIUM	M	120

9. DOWNSPOUTS DESIGNED TO DISCHARGE RUNOFF AT GROUND SURFACE ARE TO BE PROVIDED WITH A SPLASH GUARD.

EROSION CONTROL SEQUENCING

PROJECT: *MOUNTAIN VIEW COMMUNITY CHURCH*

1. COLUMNS SHOWN BELOW FOR TEMPORARY EROSION CONTROL ITEMS REPRESENT PHASE OF CONSTRUCTION INCREMENTS, NOT SPECIFIC TIME DURATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE OF ALL BMPs.

PHASE OF CONSTRUCTION	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BEST MANAGEMENT PRACTICE ITEM						
PRESERVE EXISTING VEGETATION						
SILT FENCE						
VEHICLE TRACKING CONTROL						
STAGING AREAS (if applicable)						
CONSTRUCTION FENCE (if applicable)						
ROCK SOCKS						
CONCRETE WASHOUT AREA (if applicable)						
TEMPORARY SEEDING						
INLET PROTECTION (EXIST. & PROP.)						

NORTH

0 10' 20' 40'
SCALE: 1" = 20'

LEGEND

- 4780 — PROPOSED MAJOR CONTOUR
- 4778 — PROPOSED MINOR CONTOUR
- IP — INLET PROTECTION
- RS — ROCK SOCK
- CWA — CONCRETE WASHOUT AREA
- SF — SILT FENCE
- SP — SLOPE PROTECTION
- PS — PERMANENT SEEDING
- PROPOSED SPOT ELEVATION
  - FFE = FINISHED FLOOR ELEVATION
  - FG = FINISHED GRADE AT EXTERIOR WALL
  - EOP = EDGE OF PAVEMENT
  - LP = LOW POINT
  - HP = HIGH POINT
  - TOW = TOP OF WALL
  - BOW = BOTTOM OF WALL
- EXISTING GRADE
- 10.0% 4.0:1 — PROPOSED SLOPE
- (10.0%)(4.0:1) — EXISTING SLOPE
- GRADE BREAK

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. SPOT ELEVATIONS SHOWN ARE TO FLOWLINE OR EDGE OF WALK UNLESS OTHERWISE NOTED.
3. ALL DISTURBED AREAS NOT PAVED SHALL BE REVEGETATED PER THE LANDSCAPE PLANS.
4. NOTE THAT THE FINISHED FLOOR ELEVATION AS SHOWN ON THIS DRAWING CORRESPONDS TO ELEVATION 100'-0" AS SHOWN ON THE ARCHITECTURAL PLANS.
5. THERE SHALL BE NO EQUIPMENT, MATERIALS, OR ITEMS STORED ON THE SPRING CREEKTRAIL OR WITHIN THE TRAIL EASEMENT. IF THERE IS A NEED TO CLOSE A SECTION OF THE TRAIL FOR ANY REASON, A TRAFFIC CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED THROUGH TRAFFIC CONTROL. THE PARKS DEPARTMENT WILL SIGN OFF ON IT ONCE SUBMITTED. PLEASE KEEP THE CLOSURES TO THE SHORTEST AMOUNT OF TIME DEPENDING ON WORK SCHEDULING AND FLOW. PARKS DEPARTMENT PLANNING STAFF CAN HELP WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE STANDARDS. PLEASE CONTACT JILL WUERTZ (JWUERTZ@FCGOV.COM) 970_416_2062, OR PARKS PLANNING TECHNICIAN, AARON WAGNER (AAWAGNER@FCGOV.COM) 970_416_8083, 413 S. BRYAN AVE, FORT COLLINS, CO 80521 REGARDING THE PARKS' DEPARTMENT'S INTEREST.
6. THERE SHALL BE NO ENCROACHMENTS INTO THE TRAIL EASEMENT DURING THE CONSTRUCTION PROCESS. IF IT IS DETERMINED THAT AN ENCROACHMENT IS REQUIRED, FOR ANY REASON, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AS NOTED ABOVE.

FLOODPLAIN NOTES

1. PORTIONS OF THIS PROJECT ARE LOCATED WITHIN THE FEMA REGULATED 100-YEAR SPRING CREEK FLOODPLAIN AND FLOODWAY. THIS PROPERTY IS ALSO WITHIN THE POUDRE RIVER 500-YEAR FLOODPLAIN AND IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE CITY CODE.
2. ALL DEVELOPMENT (CURB & GUTTER, PAVEMENT, GRADING, FILL, PARKING LOTS, UTILITIES, LANDSCAPING, ETC.) WITHIN THE FEMA REGULATORY FLOODPLAIN MUST BE PRECEDED BY AN APPROVED FLOODPLAIN USE PERMIT AND APPLICABLE FEES.
3. A NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E. CURB CUT, CURB & GUTTER, UTILITY WORK, LANDSCAPING, ETC.)
4. ALL SPOT ELEVATIONS AND BASE FLOOD ELEVATIONS AS SHOWN ON THIS DRAWING ARE PER VERTICAL CONTROL DATUM NAVD 88.
5. NO STORAGE OF MATERIAL OR EQUIPMENT MAY OCCUR AT ANY TIME IN THE FLOODWAY BEFORE, DURING OR AFTER CONSTRUCTION.
6. ANY ITEMS LOCATED IN THE FLOODWAY THAT CAN FLOAT (E.G. PICNIC TABLE, BIKE RACKS, ETC.) MUST BE ANCHORED.
7. CRITICAL FACILITIES ARE PROHIBITED IN THE POUDRE RIVER 500-YEAR FLOODPLAIN.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:		Date

UNITED CIVIL Design Group LLC
Civil Engineering & Consulting
1501 Academy Ct.
Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

No.	By	Date	Comments

CAUTION: The engineer preparing these plans will not be responsible for the use of these plans by others, unless signed on the plans. All changes to the plans must be in writing and shall be approved by the preparer of the plans.

MOUNTAIN VIEW COMMUNITY CHURCH
OVERALL GRADING & EROSION CONTROL PLAN

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH
DATE SUBMITTED: 8/20/2020

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

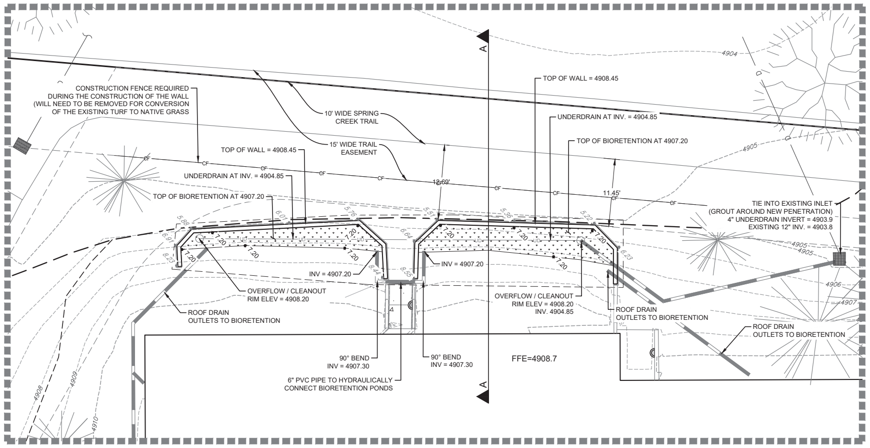
SHEET NUMBER
C4.00
7 OF 9 SHEETS

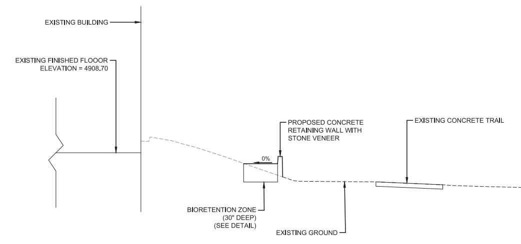
SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 20'

JOB NUMBER
U20004

DATE: 8/21/2020
DRAWN BY: JSR
PM/LEAD: SAE
DWG: 8-28-19 AM
FILE: J:\U20004\CAD\PLANS\PRELIMINARY PLANS\U20004-PRELIMINARY PLANS.DWG
LAYOUT: C4.00 - OVERALL GRADING AND EROSION CONTROL

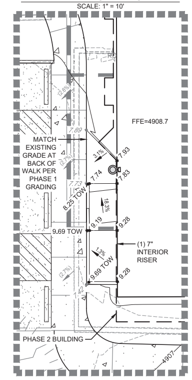
BIORETENTION GRADING DETAIL
SCALE: 1" = 10'



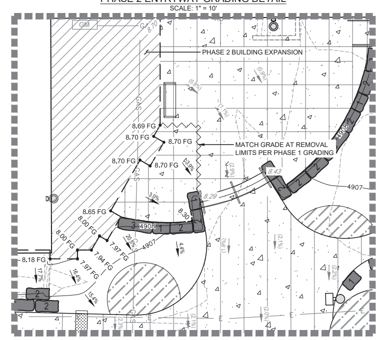


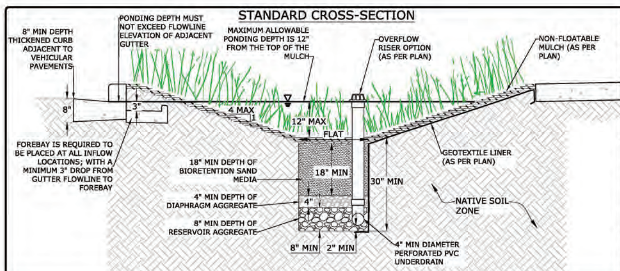
SECTION A-A
NOT TO SCALE

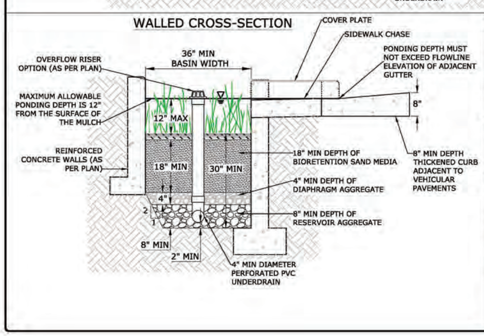
PHASE 2 RAMP GRADING DETAIL
SCALE: 1" = 10'



PHASE 2 ENTRYWAY GRADING DETAIL
SCALE: 1" = 10'







NOTES:

1. CONTRACTOR SHALL INSTALL BIORETENTION BASINS ACCORDING TO THE APPROVED PLANS AND/OR CONSTRUCTION SPECIFICATIONS.
2. PRE-CONSTRUCTION
   - 2.1. CONTRACTOR SHALL AVOID COMPACTION OF THE BIORETENTION BASIN AREA TO PRESERVE EXISTING INFILTRATION RATES.
   - 2.2. CONTRACTOR SHALL CALL FOR CITY INSPECTIONS AT THE INTERVALS STIPULATED IN THE "DURING CONSTRUCTION INSPECTION CHECKLISTS".
3. DURING CONSTRUCTION:
   - 3.1. CONTRACTOR SHALL PROVIDE CONSTRUCTION OBSERVATION DURING CONSTRUCTION OF THE BIORETENTION BASIN TO ENSURE COMPLIANCE WITH THE APPROVED PLANS AND DESIGN SPECIFICATIONS.
   - 3.2. LOOSE MATERIALS SHALL NOT BE STORED ON THE BIORETENTION AREA.
   - 3.3. THE CONTRACTOR SHALL, AT ALL TIMES DURING AND AFTER SYSTEM INSTALLATION, PREVENT SEDIMENT, DEBRIS AND DIRT FROM ANY SOURCE FROM ENTERING THE BIORETENTION SYSTEM.
4. GEOTEXTILE LINERS:
   - 4.1. WHERE USED, GEOTEXTILE LINERS (PERMEABLE OR IMPERMEABLE AS PER PLAN) SHALL BE INSTALLED ALONG PERIMETER OF CROSS-SECTION OF THE BIORETENTION CELL.
   - 4.2. WHERE USED, GEOTEXTILE LINERS SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ALL SEAMS AND OPENINGS IN THE LINER SHALL BE SEALED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
   - 4.3. WHERE USED, IMPERMEABLE GEOMEMBRANE SHEET / LINER SHALL BE 40 MIL THICK, HIGH-DENSITY POLYETHYLENE DESIGNED SPECIFICALLY FOR FLEXIBLE GEOMEMBRANE APPLICATIONS. ADJACENT STRIPS OF IMPERMEABLE LINER SHALL OVERLAP A MINIMUM OF 18", OR PER MANUFACTURER'S SPECIFICATION.
   - 4.4. WHERE USED, CONTRACTOR TO PLACE LINER IN A WAY THAT ENSURES ENOUGH SLACK IN THE LINER TO ALLOW FOR BACKFILL AND SETTLING WITHOUT TEARING THE LINER.
5. AGGREGATES AND BSM:
   - 5.1. ALL AGGREGATES SHALL BE ANGULAR, CRUSHED, WASHED ROCK, CLEAN OF DEBRIS AND WITH NO MORE THAN 1% FINES.
   - 5.2. RESERVOIR AGGREGATE SHALL BE GRADATION ASTM #57 OR #67.
   - 5.3. DIAPHRAGM AGGREGATE SHALL BE "PEA GRAVEL", WITH GRADATION ASTM #8, #89 OR #9.
   - 5.4. THE BIORETENTION SOIL SHALL MEET THE CITY BIORETENTION SAND MEDIA ("BSM") SPECIFICATION FOUND AT:https://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/
6. UNDERDRAIN:
   - 6.1. UNDERDRAIN PIPE TO BE PERFORATED OR SLOTTED.
   - 6.2. DO NOT WRAP UNDERDRAIN WITH GEOTEXTILE OR SOCK.
   - 6.3. UNDERDRAIN PIPE MUST OUTFALL BY GRAVITY AND MUST TIE INTO A STORMWATER PIPE, INLET OR SYSTEM AND THE LOCATION MUST BE APPROVED BY THE CITY. THE UNDERDRAIN TIE-IN SHALL MEET ALL REQUIRED PIPE SIZE, TYPES, AND COVER REQUIREMENTS THAT MAY APPLY TO PIPING THAT EXTENDS BEYOND THE LIMITS OF THE BIORETENTION CELL AND ENCROACHES INTO PUBLIC RIGHT-OF-WAY OR OTHER PROPERTY.
7. OVERFLOW INLET:
   - 7.1. AN OVERFLOW INLET OR RISER PIPE SHALL BE PROVIDED.
   - 7.2. ALL OVERFLOW RISER PIPE SHALL BE CAPPED WITH A DOME-SHAPED GRATE.
   - 7.3. AN EMERGENCY OVERFLOW ROUTE SHALL BE PROVIDED AND THE LOCATION SHALL BE IDENTIFIED ON THE PLANS.
8. CLEANOUTS:
   - 8.1. PROVIDE CLEANOUTS (AS PER PLAN) TO ALLOW INSPECTION (BY CAMERA) OF THE UNDERDRAIN SYSTEM DURING AND AFTER CONSTRUCTION.
   - 8.2. CLEANOUTS SHALL BE PROVIDED AT EACH BEND GREATER THAN OR EQUAL TO 90° AND EVERY 100' ALONG A STRAIGHT RUN. CLEANOUT SHALL BE INSTALLED PER THE APPROVED PLANS.
   - 8.3. CLEANOUTS SHALL BE A SOLID WALL PVC STRUCTURE FOR ALL VERTICAL SECTIONS WITH FITTINGS TO CONNECT TO DISTRIBUTION AND UNDERDRAIN PIPING MATERIALS, AS REQUIRED.
9. FOREBAY:
   - 9.1. THE FOREBAY SHALL BE EASILY ACCESSIBLE WITH A HARD SURFACED BOTTOM FOR MAINTENANCE PURPOSES.
10. LANDSCAPE MATERIALS
   - 10.1. CONTRACTOR SHALL NOT PLACE WEED BARRIER ANYWHERE WITHIN THE BIORETENTION BASIN. IF MULCH IS PLACED IN THE BIORETENTION BASIN, IT MUST BE NON-FLOATABLE.
   - 10.2. IF MULCH OR COBBLES ARE PLACED IN THE BIORETENTION BASIN, THE MAXIMUM ALLOWABLE WATER DEPTH OF 12" AND REQUIRED BASIN VOLUME MUST BE MEASURED FROM THE TOP SURFACE OF THE MULCH OR COBBLE.
   - 10.3. ROLLED TURF OR SOD IS NOT AN ALLOWABLE LANDSCAPE MATERIAL FOR BIORETENTION BASINS. LOW WATER CONSUMPTION LANDSCAPE PLANTINGS ARE PREFERRED FOR BIORETENTION BASINS.
   - 10.4. LANDSCAPE PLANTINGS SHALL NOT BE PLACED TO IMPEDE DRAINAGE INTO OR OUT OF THE BIORETENTION BASIN.
   - 10.5. TEMPORARY IRRIGATION MAY BE INSTALLED TO ESTABLISH LANDSCAPING OR SEED IN THE BIORETENTION BASIN.

BIORETENTION				
City of Fort Collins	CITY OF FORT COLLINS UTILITIES P.O. BOX 580 FORT COLLINS, CO. 80522 (970) 221-6700	STORMWATER CONSTRUCTION DETAILS	APPROVED: / DATE REVISED: DECEMBER 2017 / DRAWN BY: HEM	DETAIL D-53

LEGEND

- 4780 — PROPOSED MAJOR CONTOUR
- 4778 — PROPOSED MINOR CONTOUR
- 90.30 — PROPOSED SPOT ELEVATION
  - FFE = FINISHED FLOOR ELEVATION
  - FG = FINISHED GRADE AT EXTERIOR WALL
  - EOP = EDGE OF PAVEMENT
  - LP = LOW POINT
  - HP = HIGH POINT
  - TOW = TOP OF WALL
  - BOW = BOTTOM OF WALL
- 3.13 — EXISTING GRADE
- 10.0% 4.0:1 — PROPOSED SLOPE
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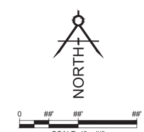

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: ______________ City Engineer ______ Date

CHECKED BY: ______________ Water & Wastewater Utility ______ Date

CHECKED BY: ______________ Stormwater Utility ______ Date

CHECKED BY: ______________ Parks & Recreation ______ Date

CHECKED BY: ______________ Traffic Engineer ______ Date

CHECKED BY: ______________ ______ Date

UNITED CIVIL Design Group LLC
Civil Engineering & Consulting
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Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS:

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MOUNTAIN VIEW COMMUNITY CHURCH
DETAILED GRADING PLAN

DATE SUBMITTED: 7/28/2020

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH

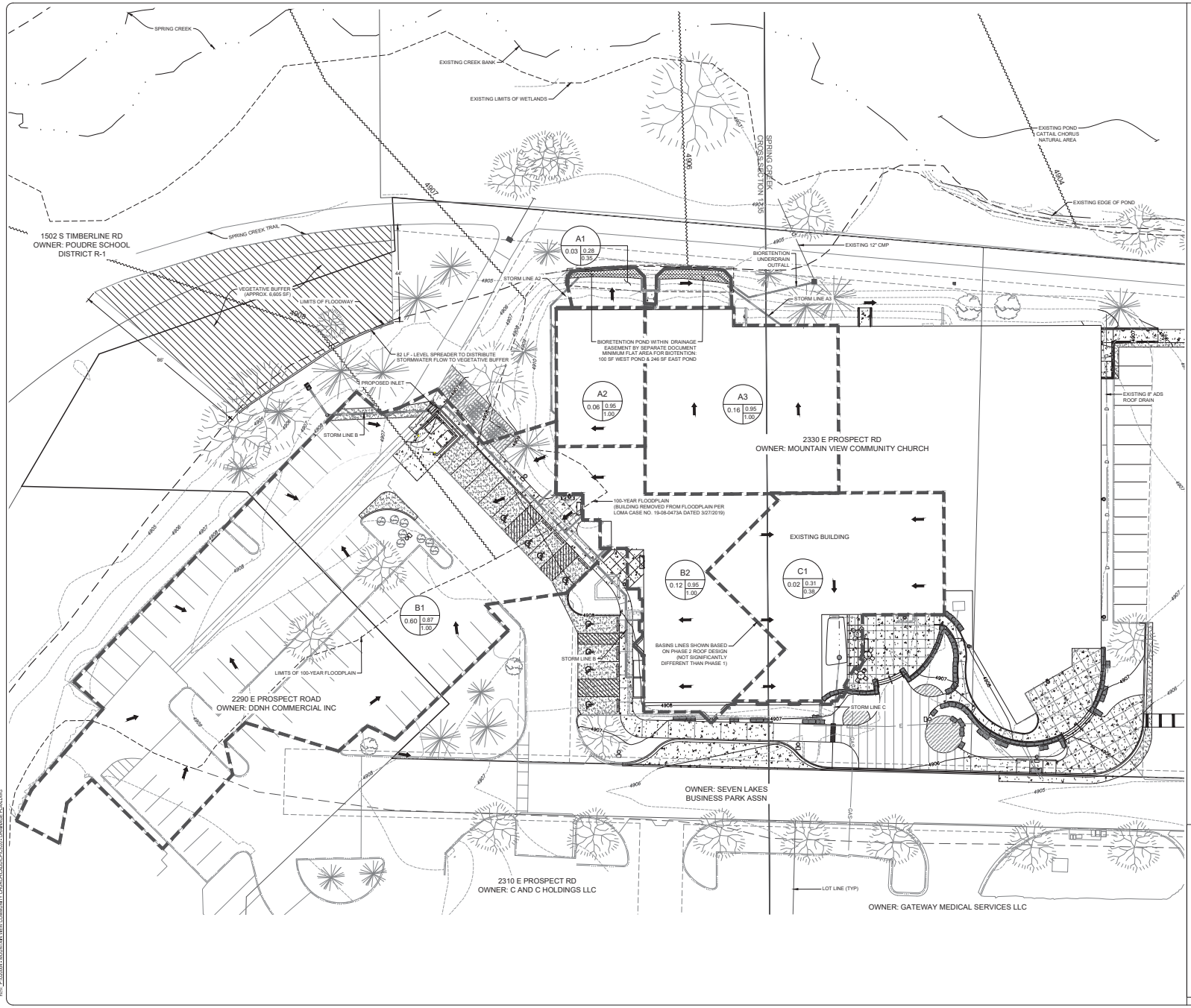
PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER C4.01
8 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = ##'

JOB NUMBER U20004

DATE: 7/29/2020 TIME: 9:39:36 AM PROJ. MGR: SME DESIGNER: JRS
DRAWING NAME: C4.00 - OVERALL GRADING AND EROSION CONTROL PLAN
PATH: P:\U20004 - MOUNTAIN VIEW COMMUNITY CHURCH\CADD\CP\C4.00 - OVERALL GRADING AND EROSION CONTROL PLAN.DWG



LEGEND

- DESIGN POINT
- FLOW DIRECTION
- BASIN DESIGNATION
- 5 - YR RUNOFF COEFF.
- 100 - YR RUNOFF COEFF.
- BASIN AREA (ACRE)

NOTES

1. ONSITE DETENTION NOT REQUIRED SINCE INCREASE IN IMPERVIOUS AREA IS LESS THAN 1000 SQUARE FEET.
2. ONSITE WATER QUALITY AND LID PROVIDED BASED ON MODIFIED IMPERVIOUS AREA FOR PHASE 1 AND PHASE 2 INCLUDING THE NEW SANCTUARY IMPROVEMENTS.

WATER QUALITY SUMMARY

WATER QUALITY REQUIREMENT:
TOTAL NEW OR MODIFIED IMPERVIOUS AREA = 18,850 SF

REQUIRED LID WQ TREATMENT = 9,425 SF (50% MIN)

WATER QUALITY PROVIDED:
BIORETENTION (LID) FOR BASINS A1, A2, & A3 = 9,780 SF (52%)

VEGETATIVE BUFFER (NON LID) FOR BASINS B1 & B2 = 29,332 SF

TOTAL IMPERVIOUS AREA TREATED = 39,112 SF

FLOODPLAIN NOTES

1. PORTIONS OF THIS PROJECT ARE LOCATED WITHIN THE FEMA REGULATED 100-YEAR SPRING CREEK FLOODPLAIN AND FLOODWAY. THIS PROPERTY IS ALSO WITHIN THE POUDRE RIVER 500-YEAR FLOODPLAIN AND IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE CITY CODE.
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7. CRITICAL FACILITIES ARE PROHIBITED IN THE POUDRE RIVER 500-YEAR FLOODPLAIN.

NORTH

0 10' 20' 40'
SCALE: 1" = 20'

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:		Date

UNITED CIVIL
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www.unitedcivil.com

NO.	BY	DATE	REVISIONS

CAUTION
The engineer in preparing these plans will notice responsible charge over only those portions of the work shown on these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOUNTAIN VIEW COMMUNITY CHURCH
DRAINAGE PLAN

PREPARED FOR: MOUNTAIN VIEW COMMUNITY CHURCH
DATE SUBMITTED: 8/20/2020

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C5.00
9 OF 9 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 20'

JOB NUMBER
U20004

DATE: 8/20/2020 TIME: 2:45:11 PM PROJECT NAME: SAVE DRAWN BY: JBS
DRAWING NAME: C5.00-DRAINAGE PLAN
PATH: Z:\2004-MOUNTAIN VIEW COMMUNITY CHURCH\CAD\CD\C5.00-DRAINAGE PLAN.DWG

Parking Agreement

MOUNTAIN VIEW COMMUNITY CHURCH

SECTION 3.2.2 -ACCESS, CIRCULATION & PARKING

3.2.2(K)(1)(h) Land use code:

Schools, Places of Worship or Assembly and Child Care Centers: For each school, place of worship or assembly and child care center, there shall be one (1) parking space per four (4) seats in the auditorium or place of worship or assembly, or two (2) parking spaces per three (3) employees, or one (1) parking space per one thousand (1,000) square feet of floor area, whichever requires the greatest number of parking spaces. In the event that a school, place of worship or assembly, or child care center is located adjacent to uses such as retail, office, employment or industrial uses, and the mix of uses creates staggered peak periods of parking demand, and the adjacent landowners have entered into a shared parking agreement, then the maximum number of parking spaces allowed for a place of worship or assembly shall be one (1) parking space per four (4) seats in the auditorium or place of worship or assembly, and the maximum number of parking spaces allowed for a school or child care center shall be three (3) spaces per one thousand (1,000) square feet of floor area. When staggered peak periods of parking demand do not exist with adjacent uses such as retail, office, employment or industrial uses, then the maximum number of parking spaces allowed for a place of worship or assembly shall be one (1) parking space per three (3) seats in the auditorium or place of worship or assembly, and the maximum number of parking spaces allowed for a school or child care center shall be four (4) spaces per one thousand (1,000) square feet of floor area.

REQUIRED VEHICLE PARKING:	
MAXIMUM ALLOWED WITH SHARED PARKING AGREEMENT:	
(1 / 4 SEATS) 900 SEATS =	225 SPACES
PROVIDED VEHICLE PARKING ON PROPERTY (2330 E. PROSPECT):	
STANDARD PARKING (9'x19')	82
COMPACT PARKING (MIN. 8'x15')	9 (40%)
HANDI-CAP PARKING	8
TOTAL PROVIDED SPACES =	99 SPACES
PROVIDED VEHICLE PARKING OFF SITE:	
2290 E. PROSPECT ROAD	40
2310 E. PROSPECT ROAD	51
2362 E. PROSPECT ROAD	27
2500 E. PROSPECT ROAD	102
	220 SPACES
TOTAL AVAILABLE VEHICLE PARKING	319 SPACES

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

The purpose of this Memorandum of Agreement (MOA) is to lay out an agreement for shared parking between Mountain View Community Church (MVCC) at 2330 E. Prospect and DDNH LLC (DDNH), owners of the adjacent property at 2290 E. Prospect within the Seven Lakes Business Park.

The terms of this agreement are as follows:

- DDNH agrees to allow MVCC to utilize DDNH's parking as shown in Attachment 3 during non-business hours, including MVCC's peak hours of operation which are Sunday mornings between 7am and 2pm. This includes 40 designated parking spaces as shown.

The terms of this agreement shall remain in place until both parties agree to terminate or revise this MOA.

This agreement was acknowledged on the 15TH day of March, 2019, by the following representatives:

Representative for 2330 E. Prospect

Signature: Jason McCoy

Printed Name: Jason McCoy

Title: Pastor

Representative for 2290 E. Prospect

Signature: Donald J Bade

Printed Name: Donald J Bade

Title: President

Attachments:
Attachment 1 - Hold Harmless and Indemnification Agreement
Attachment 2 - Site Map
Attachment 3 - Parking Map

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

ATTACHMENT 1 - Hold Harmless and Indemnification Agreement

MVCC shall indemnify and hold DDNH LLC harmless from and against any and all claims, losses, expenses, costs, judgments, and/or demands, including court costs and attorney's fees, suffered or incurred by DDNH LLC, arising from activities of MVCC on the Premises (2290 E Prospect) or in the Building or in the Area or on account of any operation or action by MVCC and from and against all claims arising from any breach or default on the part of MVCC or any act of negligence of MVCC, its agents, contractors, servants, employees, licensees, or invitees; or any accident, injury or death of any person or damage to any property in or about the Premises, the Building or the Area unless caused by the negligence of the DDNH LLC, its agents, contractors, servants, employees, licensees, or invitees. MVCC's obligations under this shall terminate with the Agreement.

DDNH LLC shall indemnify and hold MVCC harmless from and against any and all claims, losses, expenses, costs, judgments, and/or demands, including court costs and attorney's fees, suffered or incurred by MVCC, arising from activities of DDNH LLC on the Premises (2330 E Prospect) or in the Building or in the Area or on account of any operation or action by DDNH LLC and from and against all claims arising from any breach or default on the part of DDNH LLC or any act of negligence of DDNH LLC, its agents, contractors, servants, employees, licensees, or invitees; or any accident, injury or death of any person or damage to any property in or about the Leased Premises, the Building or the Area unless caused by the negligence of the MVCC, its agents, contractors, servants, employees, licensees, or invitees. DDNH LLC's obligations under this shall terminate with the Agreement.

This agreement was acknowledged on the 15th day of March, 2019, by the following representatives:

Representative for 2330 E. Prospect

Signature: _____

Printed Name: Jason McCurdy

Title: Pastor

Representative for 2290 E. Prospect

Signature: _____

Printed Name: Donald J Bade

Title: President

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

ATTACHMENT 2 - Site plan of Seven Lakes Business Park

Mountain View Community Church
www.mvcchurch.org
Fort Collins, CO
970.490.2262

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

ATTACHMENT 3 - Parking spaces associated with 2330 E. Prospect Rd.

Mountain View Community Church
www.mvcchurch.org
Fort Collins, CO
970.490.2262

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

The purpose of this Memorandum of Agreement (MOA) is to lay out an agreement for shared parking between Mountain View Community Church (MVCC) at 2330 E. Prospect and C&C Holdings LLC (C&C), owners of the adjacent property at 2310 E. Prospect (currently occupied by Mountain Sage Community School) within the Seven Lakes Business Park.

The terms of this agreement are as follows:

- C&C agrees to allow MVCC to utilize the parking as shown in Attachment 3 during C&C's non-business hours, including MVCC's peak hours of operation which are Sunday mornings between 7am and 2pm. This includes 51 designated parking spots.

- Mountain View Community Church agrees to allow Mountain Sage Community School to utilize available spots during the school's peak drop-off and pick-up hours on school days and at other times as serves the school for activities outside of normal hours of operation.

The terms of this agreement shall remain in place until both parties agree to terminate or revise this MOA.

This agreement was acknowledged on the 25th day of March, 2019, by the following representatives:

Representative for 2330 E. Prospect

Signature: _____

Printed Name: Jason McLoraly

Title: Pastor

Representative for 2310 E. Prospect

Signature: _____

Printed Name: Warren Mesloh

Title: Owner

Attachments:
Attachment 1 - Hold Harmless and Indemnification Agreement
Attachment 2 - Site Map
Attachment 3 - Parking Map

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

ATTACHMENT 1 - Hold Harmless and Indemnification Agreement

MVCC shall indemnify and hold C&C Holdings LLC harmless from and against any and all claims, losses, expenses, costs, judgments, and/or demands, including court costs and attorney's fees, suffered or incurred by C&C Holdings LLC, arising from activities of MVCC on the Premises (2310 E Prospect) or in the Building or in the Area or on account of any operation or action by MVCC and from and against all claims arising from any breach or default on the part of MVCC or any act of negligence of MVCC, its agents, contractors, servants, employees, licensees, or invitees; or any accident, injury or death of any person or damage to any property in or about the Premises, the Building or the Area unless caused by the negligence of the C&C Holdings LLC, its agents, contractors, servants, employees, licensees, or invitees. MVCC's obligations under this shall terminate with the Agreement.

C&C Holdings LLC shall indemnify and hold MVCC harmless from and against any and all claims, losses, expenses, costs, judgments, and/or demands, including court costs and attorney's fees, suffered or incurred by MVCC, arising from activities of C&C Holdings LLC on the Premises (2330 E Prospect) or in the Building or in the Area or on account of any operation or action by C&C Holdings LLC and from and against all claims arising from any breach or default on the part of C&C Holdings LLC or any act of negligence of C&C Holdings LLC, its agents, contractors, servants, employees, licensees, or invitees; or any accident, injury or death of any person or damage to any property in or about the Leased Premises, the Building or the Area unless caused by the negligence of the MVCC, its agents, contractors, servants, employees, licensees, or invitees. C&C Holdings LLC's obligations under this shall terminate with the Agreement.

This agreement was acknowledged on the 25th day of March, 2019, by the following representatives:

Representative for 2330 E. Prospect

Signature: _____

Printed Name: Jason McLoughlin

Title: Pastor

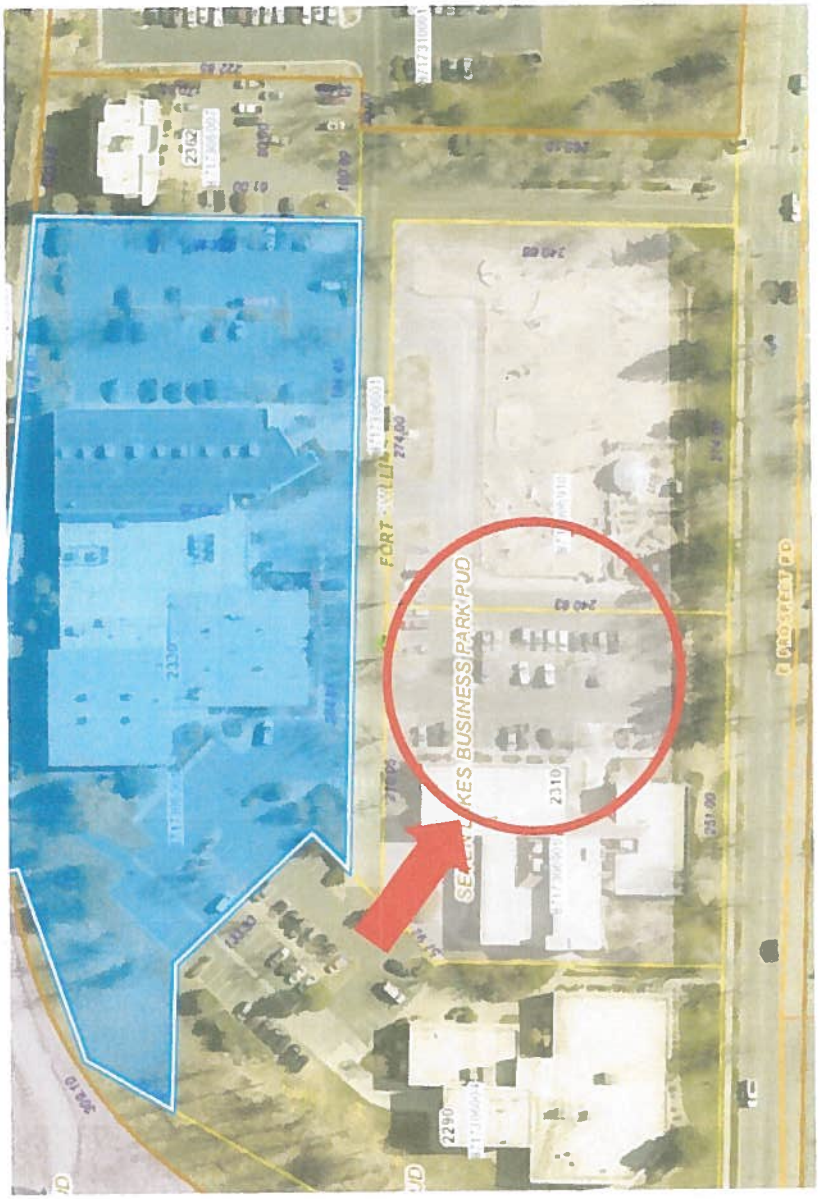
Representative for 2310 E. Prospect

Signature: _____

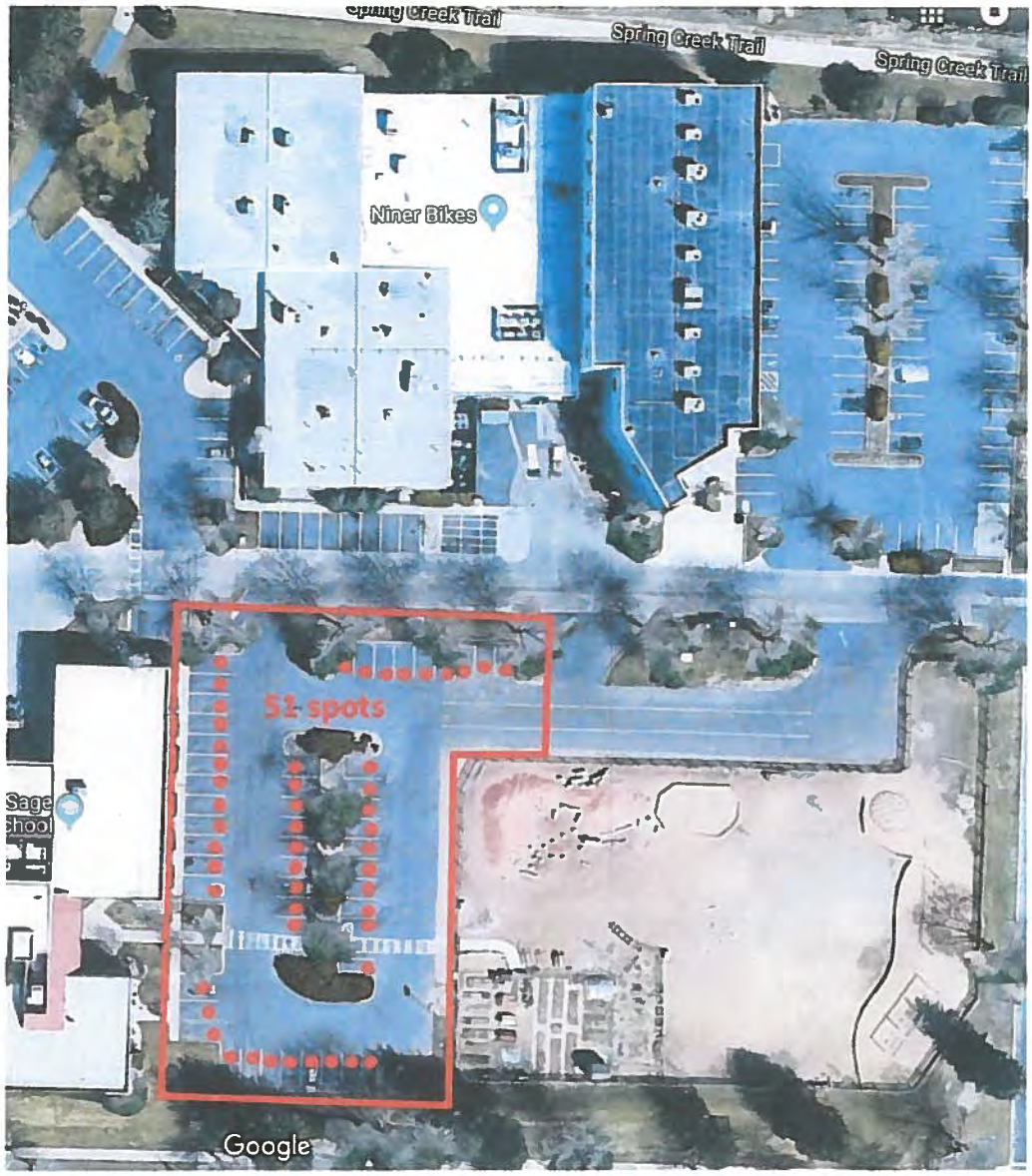
Printed Name: Warren Mesloh

Title: Owner

ATTACHMENT 2 - Site plan of Seven Lakes Business Park



ATTACHMENT 3 - Parking spaces associated with 2330 E. Prospect Rd.



MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

ATTACHMENT 1 - Hold Harmless and Indemnification Agreement

MVCC shall indemnify and hold TriLife harmless from and against any and all claims, losses, expenses, costs, judgments, and/or demands, including court costs and attorney's fees, suffered or incurred by TriLife, arising from activities of MVCC on the Premises (2362 E Prospect) or in the Building or in the Area or on account of any operation or action by MVCC and from and against all claims arising from any breach or default on the part of MVCC or any act of negligence of MVCC, its agents, contractors, servants, employees, licensees, or invitees; or any accident, injury or death of any person or damage to any property in or about the Premises, the Building or the Area unless caused by the negligence of the TriLife, its agents, contractors, servants, employees, licensees, or invitees. MVCC's obligations under this shall terminate with the Agreement.

TriLife shall indemnify and hold MVCC harmless from and against any and all claims, losses, expenses, costs, judgments, and/or demands, including court costs and attorney's fees, suffered or incurred by MVCC, arising from activities of TriLife on the Premises (2330 E Prospect) or in the Building or in the Area or on account of any operation or action by TriLife and from and against all claims arising from any breach or default on the part of TriLife or any act of negligence of TriLife, its agents, contractors, servants, employees, licensees, or invitees; or any accident, injury or death of any person or damage to any property in or about the Leased Premises, the Building or the Area unless caused by the negligence of the MVCC, its agents, contractors, servants, employees, licensees, or invitees. TriLife's obligations under this shall terminate with the Agreement.

This agreement was acknowledged on the 14th day of March, 2019, by the following representatives:

Representative for 2330 E. Prospect

Signature: _____

Printed Name: Jason McGonaly

Title: Pastor

Representative for 2362 E. Prospect

Signature: Roger Billica

Printed Name: ROGER BILLICA

Title: Owner / President

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

The purpose of this Memorandum of Agreement (MOA) is to lay out an agreement for shared parking between Mountain View Community Church (MVCC) at 2330 E. Prospect and TriLife Health (TriLife), owners of the adjacent property at 2362 E. Prospect within the Seven Lakes Business Park.

The terms of this agreement are as follows:

- TriLife agrees to allow MVCC to utilize TriLife's parking as shown in Attachment 3 during non-business hours, including MVCC's peak hours of operation which are Sunday mornings between 7am and 2pm. This includes 27 designated parking spaces as shown. MVCC understands that no vehicles larger than ¾ ton trucks are to utilize these parking spaces and will take the responsibility to restrict parking to normal (non-commercial) vehicles.

- MVCC agrees to allow TriLife to utilize the easternmost parking in MVCC's east lot for staff parking during TriLife's normal hours of operation.

The terms of this agreement shall remain in place until both parties agree to terminate or revise this MOA.

This agreement was acknowledged on the 14th day of March, 2019, by the following representatives:

Representative for 2330 E. Prospect

Signature: Jason McConathy

Printed Name: Jason McConathy

Title: Pastor

Representative for 2362 E. Prospect

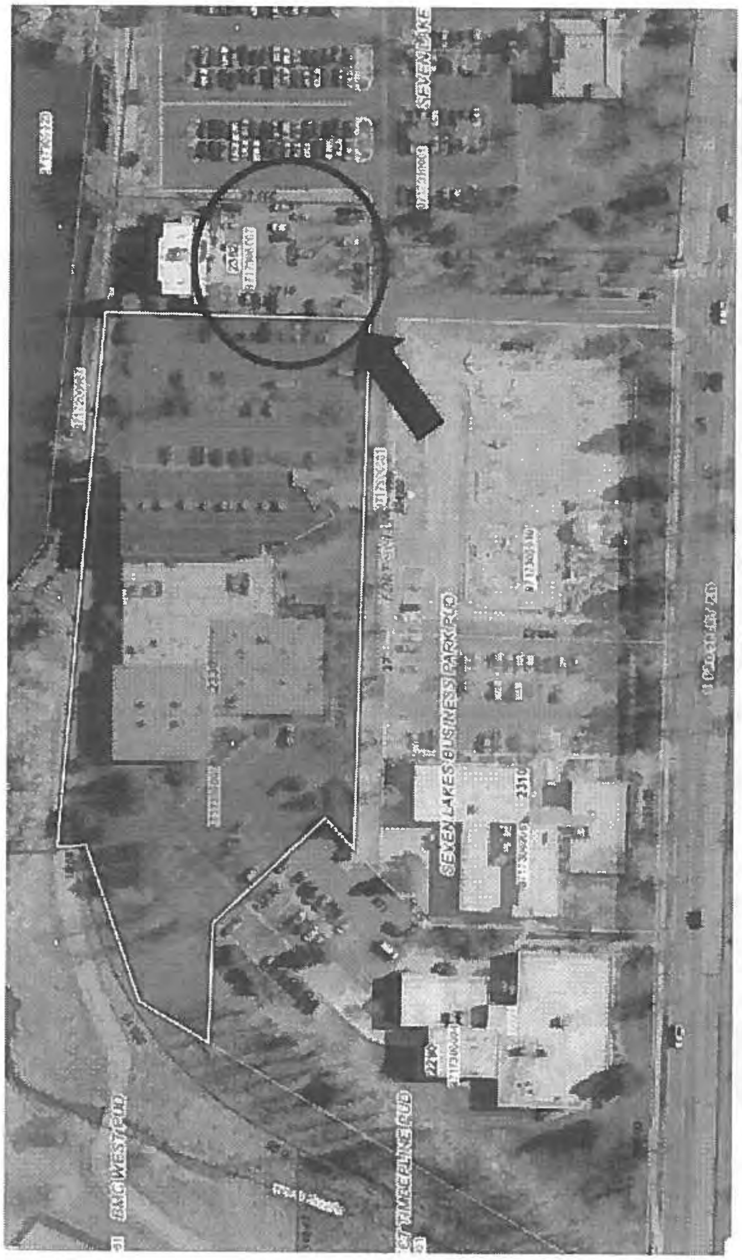
Signature: Roger Billica

Printed Name: ROGER BILLICA

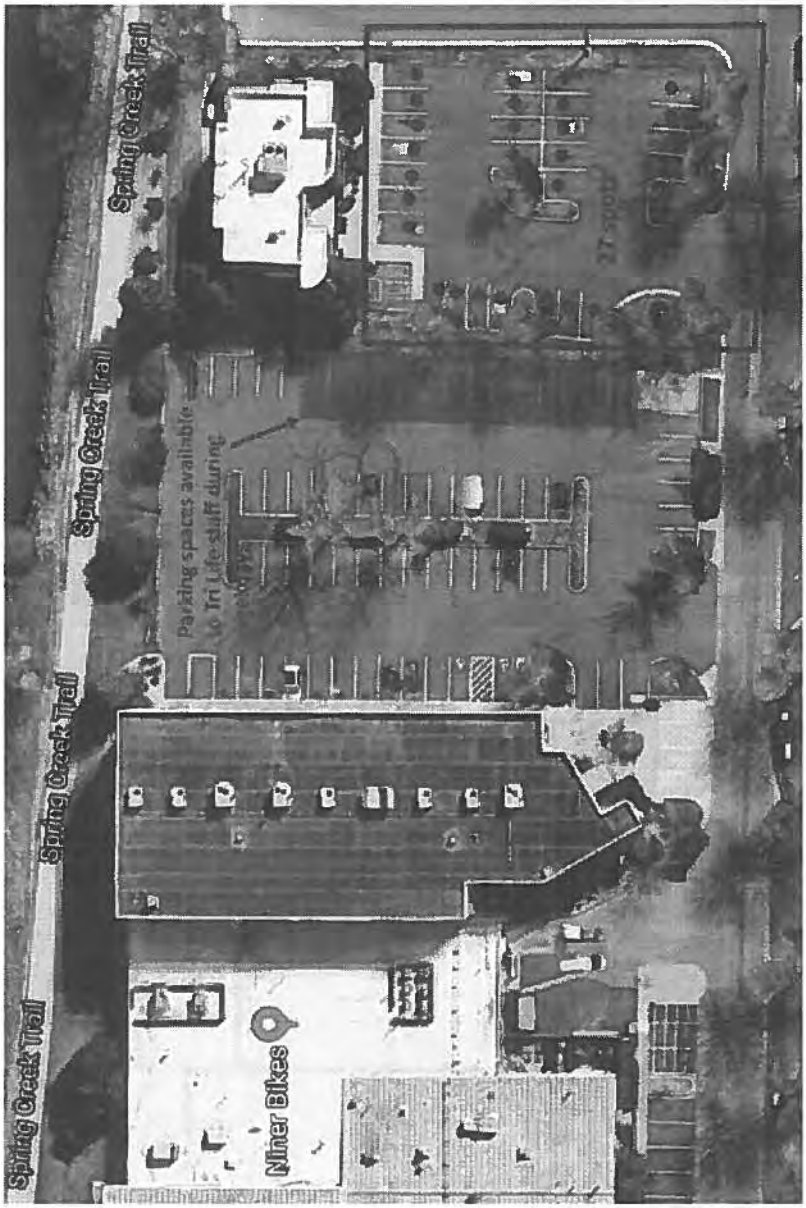
Title: Owner / President

Attachments:
Attachment 1 - Hold Harmless and Indemnification Agreement
Attachment 2 - Site Map
Attachment 3 - Parking Map

ATTACHMENT 2 - Site plan of Seven Lakes Business Park



ATTACHMENT 3 - Parking spaces associated with 2330 E. Prospect Rd.



When recorded, return to:
Vahrenwald, McMahill, Massey & Mitchell, LLC
125 South Howes, Suite 1100
Fort Collins, CO 80521
Attn.: Mason C. Mitchell

CROSS PARKING LICENSE AGREEMENT

This Cross Parking License Agreement (this "**Agreement**") is made effective the 23 day of MAY, 2019 (the "**Effective Date**"), between Gateway Medical Services, LLC, a Colorado limited liability company, having its principal office at 2500 E. Prospect Road, Fort Collins, Colorado 80525 ("**Gateway**"), and Mountain View Community Church of Fort Collins, Inc., a Colorado non-profit corporation, having its administrative offices at 2330 E. Prospect Road, Fort Collins, Colorado 80525 ("**MVCC**").

RECITALS:

A. Gateway owns the real property legally described on Exhibit "A" attached hereto and by this reference incorporated herein, more commonly known as 2500 E. Prospect Road, Fort Collins, Colorado 80525 (the "**Gateway Property**").

B. MVCC owns the real property legally described on Exhibit "B" attached hereto and by this reference incorporated herein, more commonly known as 2330 E. Prospect Road, Fort Collins, Colorado 80525 (the "**MVCC Property**").

C. Each party is willing to grant to the other party a revocable license to allow occasional overflow parking on such party's property in the locations and during the permissible periods designated below in accordance with, and subject to the terms and conditions contained in, this Agreement.

In consideration of the matters described above, and of the mutual benefits and obligations set forth in this Agreement, the parties agree as follows:

1. Grant of License to MVCC. Subject to the terms and conditions contained in this Agreement and all existing easements, reservations, restrictions, covenants, agreements and encumbrances of record, Gateway hereby grants to MVCC a non-exclusive, revocable license for overflow parking over, in, upon, and across that portion of the Gateway Property comprised of 102 parking spots located directly west of the Orthopaedic & Spine Center of the Rockies, P.C. ("**OCR**") clinic as depicted on Exhibits "C" and "D" attached hereto and by this reference incorporated herein (the "**MVCC License Area**") on Sundays, only (the "**MVCC Period**"). The non-exclusive, revocable license is for and is limited to the following purposes:

a. The overflow parking of passenger vehicles and pedestrian and vehicular traffic of MVCC and its respective employees, agents, guests and invitees during the MVCC Period, and

b. The ingress and egress of any of the above designated persons, and their passenger vehicles over designated driveways on the Gateway Property, to any and from any portion of the MVCC License Area to public streets adjacent thereto during the MVCC Period.

2. Grant of License to Gateway. Subject to the terms and conditions contained in this Agreement and all existing easements, reservations, restrictions, covenants, agreements and encumbrances of record, MVCC hereby grants to Gateway a non-exclusive, revocable license for overflow parking over, in, upon, and across designated parking areas located on the MVCC Property (the "**Gateway License Area**") on Mondays through Fridays (the "**Gateway Period**"). The non-exclusive, revocable license is for and is limited to the following purposes:

a. The overflow parking of passenger vehicles and pedestrian and vehicular traffic of Gateway, OCR, and their respective tenant(s), employees, agents, guests and invitees during the Gateway Period, and

b. The ingress and egress of any of the above designated persons, and their passenger vehicles over designated driveways on the MVCC Property, to any and from any portion of the Gateway License Area to public streets adjacent thereto during the Gateway Period.

3. Term. This Agreement shall become effective as of the Effective Date and shall continue for a term ending upon the earliest of the following to occur ("**Term**"):

a. Cessation of use of the MVCC Property as a church; or

b. Upon ninety (90) days' prior written notice of termination given by either party to the other party for any or no reason.

Upon termination, either party shall have the unilateral right to record a notice of termination of this Agreement with the Larimer County Clerk and Recorder's office, which recorded notice shall constitute definitive evidence that this Agreement is terminated and of no further force and effect.

4. No Interference. At all times prior to any termination of this Agreement, each party utilizing its licensed rights hereunder shall exercise such rights in a way that shall not unreasonably interfere with: (i) the normal and customary use of the other party's property by such party and its tenants, subtenants, officers, directors, concessionaires, employees, customers, visitors, and other licensees and invitees; and (ii) pedestrian and vehicular access to and from the other party's property.

5. Maintenance Requirements and Liability. The respective property owner ("**Licensor**") shall owe no duty whatsoever to the party utilizing its license hereunder ("**Licensee**") to improve, maintain or repair Licensor's property or the respective license area, including, but not limited to, installation of parking and driveway improvements, snow, ice or trash removal or any other installation or maintenance requirements or responsibilities. Any and all use of the respective license area by the Licensee and its employees, agents and invitees shall be at the risk of the Licensee only. Any liability for personal injury to Licensee, its employees, agents and invitees, or any third persons, as a result of or arising out of or relating to the use or occupancy of the respective license area by Licensee, its employees, agents and invitees shall be borne solely by Licensee. Licensee shall exercise reasonable care to avoid damaging the respective license area or Licensor's property. Licensee shall be responsible for the restoration and repair of the respective license area and Licensor's property that may be damaged or disturbed by Licensee or its respective agents, employees, or invitees in the exercise of Licensee's rights pursuant to this Agreement.

6. Reservation by Licensor. Licensor reserves all rights of ownership in and to and use of its property, including the license area, which are not inconsistent with the license, including, without limitation, the right to grant further licenses or easements on, over or across its property and the licensed area. Licensor further reserves the right to use the licensed area for all uses not interfering with the use permitted to Licensee hereunder.

7. Licenses do not Run with the Land. Each of the licenses, benefits and burdens of this Agreement are specific to the parties hereto, are unilaterally revocable by either party upon ninety (90) days' prior written notice to the other party for any or no reason as set forth above, and shall not run with the land.

8. Insurance. Each respective Licensee shall maintain general liability insurance at its own expense during the Term of this Agreement providing protection against claims for damages resulting from (a) all acts or omissions, (b) bodily injury, including wrongful death, (c) personal injury liability, and (d) property damage which may result from use of the respective license area by the Licensee, its employees, agents and invitees. The policy shall insure Licensee, Licensor and Licensor's tenant designated by Licensor from time to time in the minimum aggregate amount of Two Million Dollars ($2,000,000.00). Such insurance shall be written by one (1) or more insurance companies authorized to do business in the State of Colorado. Licensee shall provide to Licensor a certificate of insurance and evidence of payment of premium on an annual basis confirming compliance with the requirements of this Section 8. Such insurance shall not be subject to cancellation except after at least thirty (30) days' prior written notice to Licensor.

9. Indemnification. To the fullest extent permitted by law, Licensee shall indemnify, defend, and hold harmless Licensor, its members, managers, shareholders, officers, directors, agents, and employees from and against any and all claims, damages, losses, and expenses, including but not limited to attorneys' fees and court costs, arising

out of or resulting from use of the respective license area or the Licensor's property by Licensee and Licensee's employees, agents and invitees pursuant to this Agreement that results in any claim for damage whatsoever, including but not limited to any bodily injury, death, or any injury to or destruction of tangible or intangible property.

10. Notices. Any notice or other communication required or permitted to be given under this Agreement ("**Notices**") shall be in writing and shall be (a) personally delivered; (b) delivered by a nationally-recognized overnight courier; or (c) delivered by certified mail, return receipt requested and deposited in the U.S. Mail, postage prepaid. In each of the cases (a), (b) or (c) above, such notice shall also be delivered by email at the addresses set forth below. Notices shall be deemed received (1) upon actual receipt in the case of personal delivery; (2) one Business Day after deposit with a nationally-recognized overnight courier as evidenced by a receipt of deposit; or (3) three Business Days following deposit in the U.S. Mail, as evidenced by a return receipt. Notices shall be directed to the parties at their respective addresses shown below, or such other address as either party may, from time to time, specify in writing to the other in the manner described above:

If to Gateway, to:
Gateway Medical Services, LLC
2500 E. Prospect Rd.
Fort Collins, CO 80525
Attn: Struckhoff, Jesse
Phone: (970) 419-7006
E-mail: jstruckhoff@orthohealth.com

With a copy to:
Vahrenwald, McMahill, Massey & Mitchell, LLC
125 S. Howes, Suite 1100
Fort Collins, CO 80521
Attn.: Mason Mitchell
Phone: (970) 482-5058
E-mail: mason@vmmmlaw.com

If to MVCC, to:
Mountain View Community Church
2330 E. Prospect Road,
Fort Collins, CO 80525
Attn.: President
Phone: (970) 219-1081
E-mail: jason@mvcchurch.org

11. Assignment. This Agreement shall not be assigned by either party without the prior written consent of the other party.

12. Binding Effect; Headings. The provisions of this Agreement shall be binding upon, inure to the benefit of, and apply to the respective heirs, executors, administrators, successors, and permitted assigns of the parties to this Agreement. Headings are given to the sections of this Agreement solely as a convenience to facilitate reference and shall not be deemed material or relevant to the construction or interpretation of this Agreement or any of its provisions.

13. No Waiver. Any waiver by any party of a default of any other party to this Agreement shall not affect or impair any right arising from any subsequent default. No custom or practice of the parties which varies from the terms of this Agreement shall be a waiver of any party's right to demand exact compliance with the terms of this Agreement.

14. Governing Law. This Agreement shall be governed and interpreted by the laws of the State of Colorado without reference to the principles of conflicts of law.

15. Attorney's Fees. The prevailing party in any action or proceeding brought by any party against another under this Agreement shall recover its court costs, and the costs and fees of the attorneys, experts and consultants in such action or proceeding (whether at the administrative, trial or appellate levels) from the non-prevailing party. This Section 15 shall survive the termination of this Agreement.

16. Severability. If any provision of this Agreement is invalid or unenforceable, the remaining provisions shall not be affected thereby, and every provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

17. Amendment. The terms of this Agreement may not be modified or amended except by an instrument in writing executed and delivered by both Gateway and MVCC.

18. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which counterparts taken together shall constitute one agreement.

19. Entire Agreement. This Agreement contains the entire understanding and agreement of the parties with respect to its subject matter, and supersedes all prior understandings and agreements with respect to its subject matter.

(Remainder of page intentionally left blank)

IN WITNESS WHEREOF, the parties have executed this Cross Parking License Agreement as of the Effective Date.

GATEWAY:

Gateway Medical Services, LLC,
a Colorado limited liability company:

By: _____
Michael Bergerson, Manager

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing Cross Parking License Agreement was acknowledged before me this 23 day of MAY, 2019, by Michael Bergerson, as Manager of Gateway Medical Services, LLC.

Witness my hand and official seal.

My Commission Expires: June 20, 2022

_____
Notary Public

RICHARD DIXON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025807
MY COMMISSION EXPIRES JUNE 20, 2022

MVCC:

Mountain View Community Church of Fort Collins, Inc., a Colorado non-profit corporation:

By: _____

Name: Jason McConaly

Title: Pastor

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing Cross Parking License Agreement was acknowledged before me on this 23 day of May, 2019, by Jason McConaly as Pastor of the Mountain View Community Church of Fort Collins, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.

My Commission Expires: June 20, 2022

_____
Notary Public

RICHARD DIXON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025807
MY COMMISSION EXPIRES JUNE 20, 2022

EXHIBIT A

Legal Description of the Gateway Property

PARCEL I:

A part of Tract "A" SEVEN LAKES BUSINESS PARK PUD, City of Fort Collins, County of Larimer, State of Colorado, which begins at a point on the South line of said Tract "A" which bears South 88 degrees 15 minutes East, 601.08 feet from the Southwest corner of said Tract "A" and run thence North 01 degrees 45 minutes East 240.83 feet;
thence South 88 degrees 13 minutes East 274.00 feet;
thence South 01 degrees 45 minutes West 240.68 feet to the South line of said Tract "A";
thence North 88 degrees 15 minutes West 274.00 feet to the Point of Beginning.
County of Larimer, State of Colorado.

PARCEL II:
Tract 1, SEVEN LAKES P.U.D. PHASE II SUBDIVISION, City of Fort Collins, County of Larimer, State of Colorado.

PARCEL III:

Lot 2, Plat of Neenan Office Building II together with that portion of Sharp Point Drive vacated by Ordinance No. 92,1996 recorded July 17, 1996 at Reception No. 96051441.

AND

Tracts B and C, Plat of Neenan Office Building II together with that portion of Sharp Point Drive vacated by Ordinance No. 92,1996 recorded July 17, 1996 at Reception No. 96051441.

EXHIBIT B

Legal Description of the MVCC Property

A part of Tract "A", Seven Lakes Business Park P.U.D. according to the recorded plat thereof, City of Fort Collins, County of Larimer, State of Colorado, which begins at a point which bears North 84°49' West, a distance of 112.20 feet from the Northeast corner of said Tract "A"; and runs thence South 01°45' West, a distance of 228.80 feet; thence North 88°13' West, a distance of 194.45 feet; thence North 01°45' East, a distance of 240.35 feet to a point on the Northerly line of said Tract "A"; thence South 84°49' East, a distance of 194.80 feet to the Point of Beginning.

And, a Tract of land situate in the Southwest ¼ of Section 17, Township 7 North, Range 68 West of the 6th P.M., Fort Collins, Colorado, which considering the South line of the Southwest ¼ as bearing South 89°23'07" East and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point which bears North 80°32'36" East, a distance of 632.49 feet and again North 28°24' East, a distance of 55.94 feet and again South 88°15' East, a distance of 30.08 feet and again North 30°40' East, a distance of 440.00 feet from the Southwest corner of said Section 17; and run thence North 30°40' East, a distance of 70.12 feet; thence North 71°10' East, a distance of 143.25 feet; thence North 02°35'30" West, a distance of 24.56 feet; thence South 84°49' East, a distance of 271.13 feet; thence South 01°45' West, a distance of 240.35 feet; thence North 88°13' West, a distance of 264.41 feet; thence North 46°45' East, a distance of 36.16 feet; thence North 43°15' West, a distance of 133.83 feet; thence North 88°15' West, a distance of 103.12 feet to the Point of Beginning, said tract being a portion of Tract "A", Seven Lakes Business Park P.U.D., according to the recorded plat thereof, a subdivision in the City of Fort Collins, County of Larimer, State of Colorado.

EXHIBIT C

First Depiction of the MVCC License Area

[See attached.]

EXHIBIT D

Second Depiction of the MVCC License Area

[See attached.]

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

ATTACHMENT 1 - Site plan of Seven Lakes Business Park

Mountain View Community Church
www.mvcchurch.org
Fort Collins, CO
970.490.2262

EXHIBIT C

MOUNTAIN VIEW
COMMUNITY CHURCH

Memorandum of Agreement

ATTACHMENT 2 - Parking spaces associated with 2330 E. Prospect Rd.

Mountain View Community Church
www.mvcchurch.org
Fort Collins, CO
970.490.2262

Exhibit D

Phase I Environmental Site Assessment Report

Commercial Building
2330 East Prospect
Fort Collins, Colorado 80525

Larimer County, Colorado

submitted to:
Cushman & Wakefield
772 Whalers Way, Suite 200
Fort Collins, Colorado 80524

prepared by:
National Inspection Services®
Stuart Professional Park
1136 East Stuart Street, Suite 4204
Fort Collins, Colorado 80525
970.482.1976

March 1, 2019

National Inspection Services®

Commercial & Environmental

Stuart Professional Park
1136 East Stuart Street, Suite 4204
Fort Collins, Colorado 80525
(970) 482-1976 • Fax (970) 482-3388
E-mail: info@nationalinspection.net
www.nationalinspection.net

March 1, 2019

Mr. Travis Ackerman
Cushman & Wakefield
772 Whalers Way – Suite 200
Fort Collins, Colorado 80524

Re: Commercial Building
2330 East Prospect
Fort Collins, Colorado 80525

Dear Mr. Ackerman,

National Inspection Services® has completed a Phase I Environmental Site Assessment (ESA) for the above referenced property in general accordance with ASTM Practice E1527-13 and the United States Environmental Protection Agency's All Appropriate Inquiry directive.

The Property consists of a 2.87-acre parcel of land that is improved with a 47,758-square-foot, one and two-story, multi-tenant commercial building that was constructed in 1982 with additions in 1986 and 2000. Larimer County identifies the Property as Parcel Number 8717306005, which is owned by Fort Collins Prospect, Ventures LLC (.7012). A majority of the Property building is currently occupied by Niner Bikes who utilizes the building for product development, warehouse space, and retail and office space. The western-most one-story portion of the Property building is currently vacant.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 of the Commercial Building located at 2330 East Prospect Road in Fort Collins, Colorado, the Property. Any exceptions to, or deletions from, this practice are described in *Section 1.5* of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs), as defined by ASTM E1527-13, in connection with the property.

The following business environmental risk (BER) items were identified during the course of this assessment:

- The subject building was constructed in 1982 and expanded in 1986 and 2000. Based on the age of the building, the presence of Asbestos Containing Building Materials (ACBMs) in the building is unlikely; however, without proper testing by a Colorado Asbestos Building Inspector (CABI), suspect building materials should be assumed to be an ACM until confirmed otherwise by a CABI. Several suspect ACMs were observed during the site reconnaissance; including, but not limited to: drywall and joint compound, ceiling tiles, cove base and mastic, floor tiles and mastic, carpet mastics, caulks/grouts/sealants and roofing materials. Prior to any renovation/demolition activities which may impact a suspect material, an asbestos inspection should be conducted per Colorado *Regulation 8* requirements.

- A review of the Flood Insurance Rate Maps (FIRM), published by the Federal Emergency Management Agency (FEMA), was performed. According to Panel Number 08069C0983H dated May 2, 2012, the Property is located in a Special Flood Hazard Area (SFHA). A majority of the Property is located within SFHA – Zone X, a moderate flood hazard area that is within an area between the limits of the base flood and the 0.2 percent annual chance (500 year) flood. The western portion of the Property is designated as SFHA - Zone A, a high-risk area, and SFHA - Zone AE, a high-risk regulatory floodway. Zone A is subject to inundation by the 1 percent annual chance flood event and no Base Flood Elevations (BFEs) or flood depths have been determined. Zone AE is subject to inundation by the 1 percent annual chance of a flood event and BFEs have been determined. According to FEMA, special flood insurance requirements and flood plain management standards apply to these areas.

If you have any questions regarding the findings or conclusions presented in this report, please contact me at your convenience.

Sincerely,
National Inspection Services®

William J. Warren
President
bill.warren@nationalinspection.net

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EXECUTIVE SUMMARY

National Inspection Services® has performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM E1527-13 for the Commercial Building located at 2330 East Prospect Road in Fort Collins, Colorado 80525 (the Property).

The Phase I Environmental Site Assessment is designed to provide Cushman & Wakefield with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing accepted ESA industry standards in general accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Property consists of a 2.87-acre parcel of land that is improved with a 47,758-square-foot, one and two-story, multi-tenant commercial building that was constructed in 1982 with additions in 1986 and 2000. Larimer County identifies the Property as Parcel Number 8717306005, which is owned by Fort Collins Prospect, Ventures LLC (.7012). A majority of the Property building is currently occupied by Niner Bikes who utilizes the building for product development, warehouse space, and retail and office space. The western-most one-story portion of the Property building is currently vacant. Exterior portions of the Property are primarily utilized for parking or are landscaped. According to the City of Fort Collins zoning records, the zoning designation for the Property is Employment District.

According to the review of historical aerial photographs and other historical resources, as early as 1937 the Property consisted of undeveloped land that was transected by Spring Creek. By the early 1960s Spring Creek appeared to be diverted to the north and the Property was graded into a vacant field. In 1982 the western portion of the Property building was constructed, and the building was expanded to the east in 1986. The two-story portion of the building was added on around 2000. The Property was formerly occupied by Ion Tech, Inc., a production of high-performance thin film coatings, since the early 1980s until they reportedly merged with Veeco Instruments in 1999. Veeco operated at the Property until about 2015 and Niner Bikes has operated out of the central and eastern portions of the Property building since.

The Property is situated within a commercial area of eastern Fort Collins, Colorado. The Property is bound to the north by the Spring Creek Trail and Cattail Chorus Natural Area; to the south by Mountain Sage Community School (2310 E Prospect) and a multi-tenant commercial building (2290 E Prospect); to the east by Tri-Life Health (2362 E Prospect Road); and to the west by Spring Creek and the Spring Creek Trail followed by Poudre School Districts Child Nutrition Department (1502 S Timberline Road) and Sutherlands (2100 E Prospect Road). Based upon topographic map interpretation, groundwater flow beneath the Property is inferred to be in an east/northeast direction.

National Inspection Services® obtained and reviewed a regulatory database report from GeoSearch for the Property and the surrounding area. The Property is listed on the Resource Conservation and Recovery Act (RCRA) Non-Generator database as Veeco – Fort Collins. The Property was formerly listed as a small quantity generator (SQG) for its handling and generation of hazardous waste including ignitable waste, corrosive waste, reactive waste, lead, mercury and spent non-halogenated solvents. No violations, enforcement actions or corrective actions have been reported against the Property. Veeco is listed on the Facility Registry System (FRS) as a metal fabricator and electrical equipment and component manufacturing, and the facility is cross-referenced on the Hazardous Waste Sites – Generator (HWSG) database. Veeco no longer operates on the Property and hazardous waste is no longer generated at the Property. No storage of hazardous materials or indications of past improper handling or spillage of hazardous materials was noted during the February 2019 on-site reconnaissance. The Property is also listed on the Colorado Discharge Permit System (CDPS) as Veeco Instruments with permit number CONOX0499. Based on the absence of reported violations or enforcement actions and since hazardous materials are no longer stored at the Property, the Property's listing on the RCRA database is not considered a recognized environmental condition (REC).

The GeoSearch regulatory database identified four RCRA Non-Generators, one RCRA Corrective Action facility (RCRAC), one aboveground storage tank (AST) site, two underground storage tank (UST) sites, six leaking storage tank (LST) sites, four solid waste facilities (SWF), and multiple other state and federal listings within the specified search radius. Based on regulatory status, hydraulic gradient and/or distance away from the Property, the identified regulatory facilities are not considered RECs to the Property.

Significant data gaps were not identified during the course of this assessment.

Conclusions

National Inspection Services® has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for the Commercial Building located at 2330 East Prospect in Fort Collins, Colorado 80525. Any exceptions to or deletions from this practice are described in *Section 1.5* of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs), as defined by ASTM E1527-13, in connection with the property.

The following business environmental risk (BER) items were identified during the course of this assessment:

- The subject building was constructed in 1982 and expanded in 1986 and 2000. Based on the age of the building, the presence of Asbestos Containing Building Materials (ACBMs) in the building is unlikely; however, without proper testing by a Colorado Asbestos Building Inspector (CABI), suspect building materials should be

assumed to be an ACM until confirmed otherwise by a CABI. Several suspect ACMs were observed during the site reconnaissance; including, but not limited to: drywall and joint compound, ceiling tiles, cove base and mastic, floor tiles and mastic, carpet mastics, caulks/grouts/sealants and roofing materials. Prior to any renovation/demolition activities which may impact a suspect material, an asbestos inspection should be conducted per Colorado *Regulation 8* requirements.

- A review of the Flood Insurance Rate Maps (FIRM), published by the Federal Emergency Management Agency (FEMA), was performed. According to Panel Number 08069C0983H dated May 2, 2012, the Property is located in a Special Flood Hazard Area (SFHA). A majority of the Property is located within SFHA – Zone X, a moderate flood hazard area that is within an area between the limits of the base flood and the 0.2 percent annual chance (500 year) flood. The western portion of the Property is designated as SFHA - Zone A, a high-risk area, and SFHA - Zone AE, a high-risk regulatory floodway. Zone A is subject to inundation by the 1 percent annual chance flood event and no Base Flood Elevations (BFEs) or flood depths have been determined. Zone AE is subject to inundation by the 1 percent annual chance of a flood event and BFEs have been determined. According to FEMA, special flood insurance requirements and flood plain management standards apply to these areas.

Recommendations

Based on the information available at the time of this assessment, National Inspection Services® does not recommend any further investigation of the Property at this time, except for the business environmental risk (BER) items identified above.

1.0 INTRODUCTION

National Inspection Services® was retained by Cushman & Wakefield to conduct a Phase I Environmental Site Assessment (ESA) for the Commercial Building located at 2330 East Prospect in the Fort Collins, Colorado 80525. The protocol used for this assessment is in general conformance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On February 26, 2019 Noah M. D'Antonio, Environmental Professional, conducted site reconnaissance's to assess the possible presence of petroleum products and hazardous materials at the Property. National Inspection Services® investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

National Inspection Services® contracted GeoSearch to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see *Section 4.0*).

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) in connection with the Property. National Inspection Services® understands that the findings of this study will be used by Cushman & Wakefield to evaluate a pending financial transaction in connection with the Property.

1.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. National Inspection Services® warrants that the findings and conclusions contained herein were accomplished in general accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

1.3 Definitions

A **Recognized Environmental Condition (REC)** as defined by ASTM E1527-13 is "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment, (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

A **Historical Recognized Environmental Condition (HREC)** as defined by ASTM E1527-13 is "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria)."

A **Controlled Recognized Environmental Condition (CREC)** as defined by ASTM E1527-13 is "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

A **Business Environmental Risk (BER)** as defined by ASTM E1527-13 is "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations."

A ***de minimis* condition** as defined by ASTM E1527-13 is "a condition that generally does not present a threat to human health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions."

1.4 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. National Inspection Services® believes that the information obtained from the record review and the interviews concerning the site is reliable. However, National Inspection Services® cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The

methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Cushman & Wakefield with information relating to the Property.

1.5 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13. Specific limitations and exceptions to this ESA are more specifically set forth below:

- National Inspection Services® contacted the Larimer County Environment Health Department for information pertaining to hazardous material release events or corrective action activities. The Larimer County Environment Health Department charges a $150.00 fee to perform a record check for a single address. Records for hazardous material release events or corrective action activities were reviewed through the GeoSearch Regulatory Database and the Colorado Department of Public Health and Environment.

1.6 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

1.7 Use Reliance

All reports, both verbal and written, are for the benefit of Cushman & Wakefield. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of National Inspection Services®.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

Property Name	Commercial Building
Property Address	2330 East Prospect
Property County	Larimer
Parcel Number(s)	8717306005
Property Size	2.87 acres (125,017 SF)
Property Owner	FORT COLLINS PROSPECT, VENTURES LLC (.7012)
Legal Description	PT OF TR A SEVEN LAKES BUSINESS PARK PUD, FTC, DESC AS BEG AT PT WH BEARS N 80 32' 36" E 632.49 FT, N 28 24' E 55.94 FT, S 88 15' E 30.08 FT, N 30 40' E 440 FT FROM SW COR 17-7-68, N 30 40' E 70.12 FT, N 71 10' E 143.25 FT, N 2 35' 30" W 24.56 FT, S 84
Zoning	Employment District

2.2 Current Use of the Property

The Property consists of a 2.87-acre parcel of land that is improved with a 47,758-square-foot, one and two-story, multi-tenant commercial building that was constructed in 1982 with additions in 1986 and 2000. Larimer County identifies the Property as Parcel Number 8717306005, which is owned by Fort Collins Prospect, Ventures LLC (.7012). A majority of the Property building is currently occupied by Niner Bikes who utilizes the building for product development, warehouse space, and retail and office space. The western-most one-story portion of the Property building is currently vacant. Interior portions of this vacant space were demolished during the vacating of the space by the prior tenant. Exterior portions of the Property are primarily utilized for parking or are landscaped. According to the City of Fort Collins zoning records, the zoning designation for the Property is Employment District and is intended to provide locations for a variety of workplaces including light industrial uses, research and development activities, offices and institutions.

2.3 Description of Site Improvements

The Property is currently improved with a one and two-story, approximately 47,758-square-foot commercial building that was constructed in three phases. The western portion of the building was originally constructed in 1982 with an addition to the east in 1986. The approximately 22,320-square-foot, two-story portion of the building was added on around 2000. The western-most portion of the building is currently vacant consists primarily of office space, warehouse space, restrooms, a kitchen and mechanical closets. The remaining portions of the building are occupied by Niner Bikes. The second level of the building consists of office space, a kitchen, restrooms, and a conference room. The lower level consists of a lobby with

retail area, elevator equipment room, fire sprinkler room, mechanical rooms and restrooms. The remaining areas are primarily utilized as warehouse space, research and development, and a photography area. Three garage bays, a fenced enclosure and commercial dumpsters are centrally located on the southern portion of the building. The building is primarily heated by rooftop mounted natural gas packaged units and ceiling mounted natural gas space heaters. Electrical service is provided by Xcel Energy and water and sanitary sewer are provided by the City of Fort Collins.

2.4 Current Use of Adjoining Properties

During the vicinity reconnaissance, National Inspection Services® observed the following land use on properties in the immediate vicinity of the Property.

North: No environmentally sensitive activities were identified at properties adjoining the Property to the north. The Property is bound to the north by the Spring Creek Trail and Cattail Chorus Natural Area.

South: No environmentally sensitive activities were identified at properties adjoining the Property to the south. The Property is bound to the south by Mountain Sage Community School (2310 E Prospect) and a multi-tenant commercial building (2290 E Prospect) that is occupied by Larimer County Seniors Helping Seniors, Achieve Therapy, Prosthetic and Orthotic Group and Microbial Research Inc.

East: No environmentally sensitive activities were identified at properties adjoining the Property to the east. The Property is bound to the east by Tri-Life Health (2362 E Prospect Road).

West: No environmentally sensitive activities were identified at properties adjoining the Property to the west. The Property is bound to the west by Spring Creek and the Spring Creek Trail followed by Poudre School Districts Child Nutrition Department (1502 S Timberline Road) and Sutherlands (2100 E Prospect Road).

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E1527-13, National Inspection Services® requested the following site information from the report user or Property owner. Mr. Chad Harris, Ownership Manager, was contacted during the course of this assessment. Mr. Harris completed the environmental questionnaire for the Property. A copy of the environmental questionnaire is included in *Appendix D*.

3.1 Title Records

Review of a 50-year chain of title was not included in the scope of the assessment. A review of a 50-year chain of title is not required pursuant to ASTM E1527-13, Standard Practice for Environmental Site Assessments.

3.2 Environmental Liens or Activity and Use Limitation

National Inspection Services® requested information from the report user or Property owner regarding knowledge of environmental liens and activity and use limitations for the Property. Mr. Harris was not aware of any environmental liens associated with the Property. In addition, Mr. Harris had no knowledge of any use or activity limitations for environmental reasons.

3.3 Specialized Knowledge

National Inspection Services® inquired with the report user or Property owner regarding any specialized knowledge of environmental conditions associated with the Property. Mr. Harris indicated he has no specialized knowledge of current environmental conditions associated with the Property.

3.4 Commonly Known or Reasonably Ascertainable Information

National Inspection Services® inquired with the Property owners regarding any commonly known or reasonably ascertainable information within the local community about the Property that is material to recognized environmental conditions in connection with the Property. Mr. Harris indicated that he was not aware of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property. Mr. Harris indicated the Property was formerly used for electronics manufacturing and assembly.

3.5 Valuation Reduction for Environmental Issues

National Inspection Services® inquired with the report user or Property owner regarding any knowledge of reductions in property value due to environmental

issues. Mr. Harris was unaware of valuation reductions associated with the Property due to environmental reasons.

3.6 Owner, Property Manager, and Occupant Information

Owner, property manager and occupant information was not provided.

3.7 Reason for Performing Phase I ESA

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) in connection with the Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous Property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

National Inspection Services® understands that the findings of this study will be used by Cushman & Wakefield to evaluate a pending financial transaction in connection with the Property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through GeoSearch. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unlocated ("orphan sites") section within the GeoSearch report. A review of the unlocated facilities indicates that none of these facilities are considered recognized environmental conditions to the Property. Additionally, no sites were identified in the regulatory database that would be considered to represent a vapor encroachment issue to the Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed and is discussed below. The regulatory database is included in *Appendix G*.

Federal NPL Sites

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Property is not listed as a NPL facility. No NPL sites are listed within one mile of the Property.

Federal Delisted NPL Sites

The NPL Delisted Sites are sites previously on the NPL list which have been remediated and have been removed from the EPA's priority list.

The Property is not listed as a Delisted NPL facility. No Delisted NPL facilities are listed within one mile of the Property.

Federal Superfund Enterprise Management System (SEMS)

The SEMS list was formerly known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) and is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Property is not listed as a SEMS facility. No SEMS facilities are listed within one-half mile of the Property.

Federal SEMSARCH Sites List

The Superfund Enterprise Management System Archived Site Inventory (SEMSARCH), formerly known as the CERCLIS No Further Remedial Action Planned (NFRAP) List, is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment.

The Property is not listed as a SEMSARCH facility. No SEMSARCH facilities are listed within one-half mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) Subject to Corrective Action Facilities List (SUBC)

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRASBUC facility. No RCRA SUBC facilities are listed within one mile of the Property.

RCRA - Corrective Action Facilities (RCRAC)

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The RCRAC database refers to facilities with corrective action activities.

The Property is not listed as a RCRAC facility. One (1) RCRAC facility is listed within one mile of the Property.

Fort Collins Downtown Airport is located approximately one mile north in an up-gradient topographic position from the Property. Based on its distance away from the Property this facility is not considered a recognized environmental condition (REC) to the Property.

No Longer Regulated RCRA Corrective Action Facilities (NLRRCRAC)

This database includes RCRA Corrective Action facilities that are no longer regulated by the EPA or do not meet RCRA reporting requirements.

The Property is not listed as a NLRRCRAC facility. No NLRRCRAC facilities are listed within one mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRAT database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as a RCRAT facility. No RCRAT facilities are listed within one-half mile of the Property.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA Generator facility.

The Property is listed on the RCRA Non-Generator database as VEECO – Fort Collins. The Property was formerly listed as a small quantity generator (SQG) for its handling and generation of hazardous waste including ignitable waste, corrosive waste, reactive waste, lead, mercury and spent non-halogenated solvents. No violations, enforcement actions or corrective actions have been reported against the Property. Veeco is listed on the Facility Registry System (FRS) as a metal fabricator and electrical equipment and component manufacturing, and the facility is cross-referenced on the Hazardous Waste Sites – Generator (HWSG) database. Veeco no longer operates on the Property and hazardous waste is no longer generated at the Property. No storage of hazardous materials or indications of past improper handling or spillage of hazardous materials was noted during the February 2019 on-site reconnaissance. Based on the absence of reported violations or enforcement actions and since hazardous materials are no longer stored at the Property, the Property's listing on the RCRA database is not considered a recognized environmental condition (REC).

No RCRA Generator facilities are listed within one-quarter mile of the Property. Five RCRA Non-Generator facilities are listed within one-quarter mile of the Property.

Fort Collins MRI (2420 E Prospect) is located approximately 300 feet southeast in a down-gradient topographic position from the Property. This facility is listed as a non-generator and no longer generates hazardous waste. Based on topographic position relative to the Property, this facility is not considered a REC to the Property.

Global Peptide Services LLC (1601 Prospect Parkway Unit 1) is located approximately 500 feet south in a down-gradient topographic position from the Property. This facility is listed as a non-generator and no longer generates hazardous waste. Based on topographic position relative to the Property, this facility is not considered a REC to the Property.

The two remaining RCRA facilities are located greater than 500 feet away from the Property and are not considered RECs to the Property.

Federal Institutional Control/Engineering Control Registries

The Federal Institutional Control/Engineering Control Registries is a database used to record institutional controls, land use restrictions and engineering control requirements on contaminated propertied.

No Federal Institutional Control or Engineering Controls are listed for the Property.

Federal Emergency Response Notification System (ERNS) List

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

The Property is not listed as an ERNS site. No ERNS facilities are within one-eighth mile of the Property.

State Emergency Response Notification System (ERNS) List

The Colorado Department of Public Health and Environment compiles a list of emergency response sites.

The Property is not listed as a CO ERNS site. No CO ERNS facilities are listed within one-eighth mile of the Property.

United States Brownfield Sites

The United States Environmental Protection Agency (EPA) maintains a Brownfields database. Brownfield sites are real property, the expansion, redevelopment, or

reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

The Property is not listed as a United States Brownfield site. No United States Brownfield sites are listed within one-half mile of the Property.

Solid Waste/Landfill (SWF/LF) Facilities

A database of SWF/LF is prepared by the Colorado Department of Public Health and the Environment.

The Property is not listed as a SWF/LF facility. Four (4) SWF facilities are listed within one-half mile of the Property. The SWF facilities are located greater than 1,000 feet away from the Property, therefore, are not considered RECs to the Property.

State Leaking Storage Tank (LST) List

The Colorado Department of Employment and Labor, Division of Oil and Public Safety compiles a list of all reported leaks of hazardous substances from aboveground and underground storage tanks.

The Property is not listed as a LST facility. Six (6) LST facilities are listed within one-half mile of the Property.

Zoom Mart (1603 Specht Point Road) is located approximately 550 feet south-southwest from the Property. This facility is listed as Facility ID 15938 and is associated with Event ID 12071 for a documented release in 2014. The facility is currently listed with a closed regulatory status, indicating that the release has been closed to the satisfaction of the Colorado Department of Health and Environment (CDPHE) Division of Oil and Public Safety (OPS) and is not considered a threat to human health or environment. Based on a review of a 2017 Monitoring and Remediation Report, groundwater flow in the vicinity of the gasoline station is to the southwest and away from the Property. Based on distance from the Property and documented groundwater flow direction, this LST facility is not considered a REC to the Property.

Diamond Lumber Company (2100 Prospect Street) is located approximately 660 feet southwest in a cross-gradient topographic position from the Property. This facility is listed as Facility ID 13988 and is associated with Event ID 4835 for a documented release in 1990. The facility is currently listed with a closed regulatory status, indicating that the release has been closed to the satisfaction of the CDPHE OPS and is not considered a threat to human health or environment. Based on regulatory status and distance from the Property, this LST facility is not considered a REC to the Property.

The four remaining LST facilities are located greater than 1,000 feet away from the Property or in a down-gradient topographic position from the Property and are not considered RECs to the Property.

State Underground Storage Tank (UST) List

The Colorado Department of Employment and Labor, Division of Oil and Public Safety compiles a list of registered UST locations.

The Property is not listed as a UST facility. Two (2) UST facilities are listed within one-quarter mile of the Property.

Zoom Mart (1603 Specht Point Road) is located approximately 550 feet south-southwest in an up-gradient topographic position from the Property. This facility is listed as Facility ID 15938 and is listed with one 15,000-gallon gasoline UST and one 13,000-gallon diesel UST. The facility is also associated with Event ID 12071 for a documented release in 2014, which has been closed to the satisfaction of the OPS. Based on distance from the Property and documented groundwater flow direction, this facility is not considered a REC to the Property.

The remaining UST facility is located greater than 1,000 feet away from the Property and is not considered a REC to the Property.

State Voluntary Cleanup and Redevelopment Program (VCRA) Sites

The Colorado Department of Public Health and Environment Hazardous Materials and Waste Management Division's Voluntary Cleanup Program has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems.

The Property is not listed as a VCRA facility. Two VCRA facilities are listed within one-half mile of the Property.

Lone Star Steel (1925 Timberline Drive) is located twice on the VCRA database. This facility is located approximately 2,500 feet southwest in an up-gradient topographic position from the Property. Based on distance from the Property, this facility is not considered a REC to the Property.

Drycleaners

The Colorado Department of Public Health and Environment compiles a list of Drycleaners locations.

The Property is not listed as a Drycleaners facility. No Drycleaner facilities are listed within one-quarter mile of the Property.

Alternative Fueling Stations (ALTFUELS)

Nationwide list of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

The Property is not listed as an ALTFUELS facility. No ALTFUELS facilities are listed within one-quarter mile of the Property.

State Aboveground Storage Tank (AST) List

The Colorado Department of Employment and Labor, Division of Oil and Public Safety compiles a list of registered AST locations.

The Property is not listed as an AST facility. One (1) AST facility is listed within one-quarter mile of the Property.

Diamond Lumber Company (2100 Prospect Street) is located approximately 660 feet southwest in a cross-gradient topographic position from the Property. This facility is on the AST database, but no tanks are listed. This site is further discussed in the LST section above. Based on regulatory status and distance from the Property, this facility is not considered a REC to the Property.

Colorado Discharge Permit System Facilities (CDPS)

The Colorado Department of Public Health & Environment's Water Quality Control Division regulates the Colorado Discharge Permit System. This system controls stormwater discharges from construction activities by requiring a Stormwater Construction Permit to reduce pollutants from entering streams, river, lakes and wetlands as a result of runoff from residential, commercial and industrial areas. This database also includes facilities with Industrial Stormwater Permits.

The Property is listed on the CDPS as VEECO Instruments with permit number CONOX0499. VEECO no longer operates at the facility and it does not appear an active discharge permit is on file for the Property.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/Assessor

According to the City of Fort Collins, the Property is addressed 2330 East Prospect in Fort Collins, Colorado 80525. The Larimer County Assessor records identify the Property as Larimer County Parcel Number 8717306005 and is owned by Fort Collins Prospect Ventures LLC (.7012). A complete legal

description is included in the *Appendix D*. According to the records, the Property is improved with a two-story, 47,758-square-foot commercial building utilized for industrial engineering and research. The building was constructed in 1982 and remodeled in 1986.

4.2.2 Fire Officials

On February 21, 2019 National Inspection Services® contacted the Poudre Fire Authority (PFA) for information regarding underground storage tank systems and hazardous materials responses. In a letter response dated February 22, 2019, Mr. Justin Moinester, Assistant Fire Marshall, indicated that the PFA has no records of emergency incidents involving hazmat or underground or aboveground storage tanks.

4.2.3 Building Department

National Inspection Services® accessed the City of Fort Collins Citizens Portal Database for information regarding Property improvements and permits. Twenty-eight (28) permit records were on file for the Property. The records included permits for tenant finish, mechanical, sign, demolition, reroof, water heaters, building addition, electrical, commercial, footing and foundation and plumbing. A 1999 permit was available for an addition of 22,320 square feet and a 1985 permit was available for an initial building addition. No records pertaining to the installation of aboveground or underground storage tanks were on file.

4.2.4 Other Agencies

National Inspection Services® contacted the Larimer County Environment Health Department for information pertaining to hazardous material release events or corrective action activities. The Larimer County Environment Health Department charges a $150.00 fee to perform a record check for a single address. Records for hazardous material release events or corrective action activities were reviewed through the GeoSearch Regulatory Database and the Colorado Department of Public Health and Environment. See *Section 1.5* regarding this limitation.

National Inspection Services® contacted the Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division for information pertaining to hazardous material release events or corrective action activities. Two records were on file for the Property. A Notification of Hazardous Waste Activity dated January 22, 2015 indicated that Veeco Instruments ceased operations and no longer in business at the facility. No records of hazardous material release events or corrective action activities were on file for the Property. Copies of the records are included in *Appendix D*.

National Inspection Services® accessed the Colorado Division of Oil and Public Safety Underground Storage Tank Database for information pertaining to underground storage tanks. No records indicative of the current or past presence of underground storage tanks were on file for the Property.

National Inspection Services® accessed the Colorado Division of Water Resources AquaMap for information pertaining to groundwater well applications and locations. No groundwater wells are depicted on the Property.

National Inspection Services® accessed the United States Environmental Protection Agency EnviroFacts Data Warehouse for information pertaining to environmental permitting and corrective action. The Property was identified on the EnviroFacts database as Veeco Fort Collins. The available information was consistent with that discussed in *Section 4.1* of this report.

4.3 Physical Setting Sources

4.3.1 Topography

The United States Geological Survey (USGS), *Fort Collins, Colorado* Quadrangle 7.5-Minute series topographic map was reviewed. This map was published by the USGS in 2016. According to the contour lines on the topographic map, the Property is located at approximately 4,910 feet above mean sea level. The 2016 USGS map does not depict structures. Based upon topographic map interpretation, the Property slopes gently downward to the east/northeast toward several ponds associated with Spring Creek and the Cache la Poudre River. No surface waters, production wells or other significant surface features are depicted on the Property.

4.3.2 Soils/Geology

The Property is situated within the modern alluvium, which is located in the Colorado Piedmont on the western edge of the Great Plains physiographic province. Modern alluvium consists of unconsolidated alluvia including Piney Creek Alluvium and younger deposits.

According to the United States Department of Agriculture (USDA), the soils underlying the Property consist of Loveland clay loam and Table Mountain loam. The Loveland clay loam soil profiles consists of clay loam, silty clay loam and loam, followed by very gravelly sand, gravelly sand, and gravelly coarse sand. The Loveland soil series is derived from alluvium and is poorly drained with a slope of zero to one percent. The Table Mountain loam soil profile consists of loam followed by clay loam and silt loam to a depth of five

feet. The Table Mountain soil series is derived from alluvium and is well drained with a slope of zero to one percent. A copy of the Custom Soil Resource Report is included in *Appendix D*.

4.3.3 Hydrology

Based upon topographic map interpretation and site observations, the Property slopes gently to the east/northeast. Groundwater beneath the Property is anticipated to follow local topography and flows to the east/northeast. The estimated depth to groundwater in the area is anticipated to be 5 to 10 feet below ground surface. The nearest surface water in the vicinity of the Property is Spring Creek located approximately 75 feet to the north and west of the Property. Cache la Poudre River is located approximately one-quarter mile northeast of the Property. According to the Colorado Division of Water Resources, the Property does not overlie a sole source aquifer.

4.3.4 Flood Zone Information

A review of the Flood Insurance Rate Maps (FIRM), published by the Federal Emergency Management Agency (FEMA), was performed. According to Panel Number 08069C0983H dated May 2, 2012, the Property is located in a Special Flood Hazard Area (SFHA). A majority of the Property is located within SFHA – Zone X, a moderate flood hazard area that is within an area between the limits of the base flood and the 0.2 percent annual chance (500 year) flood. The western portion of the Property is designated as SFHA - Zone A, a high-risk area, and SFHA - Zone AE, a high-risk regulatory floodway. Zone A is subject to inundation by the 1 percent annual chance flood event and no Base Flood Elevations (BFEs) or flood depths have been determined. Zone AE is subject to inundation by the 1 percent annual chance of a flood event and BFEs have been determined. According to FEMA, special flood insurance requirements and flood plain management standards apply to these areas. A copy of the FEMA Flood Map is included as *Figure 4*. A copy of the City of Fort Collins Flood Map is included in *Appendix D.*

4.3.5 Surface Waters and Wetlands

No surface waters were observed on the Property during the site reconnaissance. Based on the review of the National Wetlands Inventory Map published by the United States Department of the Interior, Fish, and Wildlife Service, no federally regulated wetland areas are located on the Property. Freshwater Ponds, Freshwater Forested/Shrub Wetlands, and Freshwater Emergent Wetlands are depicted to the west and north of the Property. A copy of the NWI Wetlands Map is included in *Appendix D*.

4.3.6 Oil and Gas Exploration

According to review of Colorado Oil and Gas Conservation Commission maps, no oil or gas wells were identified at or within one-quarter mile of the Property.

4.4 Historical Use Information On The Property

According to the review of historical aerial photographs and other historical resources, as early as 1937 the Property consisted of undeveloped land that was transected by Spring Creek. By the early 1960s Spring Creek appeared to be diverted to the north and the Property was graded into a vacant field. In 1982 the western portion of the Property building was constructed, and the building was expanded to the east in 1986. The two-story portion of the building was added on around 2000. The Property was formerly occupied by Ion Tech, Inc., a production of high-performance thin film coatings, since the early 1980s until they reportedly merged with Veeco Instruments in 1999. Veeco operated at the Property until about 2015 and Niner Bikes has operated out of the central and eastern portions of the Property building since.

4.4.1 Aerial Photographs

Available aerial photographs were provided by GeoSearch dated 1937, 1941, 1953, 1963, 1969, 1975, 1978, 1979, 1983, 1988, 1993, 1999, 2005, 2006, 2009, 2011, 2013, and 2015 were reviewed. Copies of the aerial photographs are included in *Appendix B* of this report. The photographs are discussed below:

Date: 1937, 1941	
Property:	Depicted with undeveloped fields. Spring Creek appears to transect the central portion of the Property.
North Adjacent:	Depicted with undeveloped fields and Spring Creek.
South Adjacent:	Depicted with undeveloped fields followed by a road.
East Adjacent:	Depicted with undeveloped fields.
West Adjacent:	Depicted with Spring Creek followed by undeveloped fields.

Date: 1953	
Property:	Depicted with undeveloped fields. Spring Creek appears to transect the central portion of the Property.
North Adjacent:	Depicted with undeveloped land and several ponds, which appear to be constructed.
South Adjacent:	Depicted with undeveloped fields followed by a road.
East Adjacent:	Depicted with undeveloped fields.
West Adjacent:	Depicted with Spring Creek followed by undeveloped fields.

Date: 1963, 1969	
Property:	Depicted as an undeveloped field. Spring Creek appears to be diverted to the north.
North Adjacent:	Depicted with undeveloped land and several ponds, which appear to be constructed along with gravel pits.

South Adjacent:	Depicted with undeveloped fields followed by a road. An area to the southwest appears to be improved with a small pond or wetlands area.
East Adjacent:	Depicted with undeveloped fields.
West Adjacent:	Depicted with Spring Creek followed by undeveloped fields.

Date: 1975, 1978	
Property:	Depicted as an undeveloped field. Spring Creek appears to be diverted to the north.
North Adjacent:	Depicted with undeveloped land and several ponds, which appear to be constructed.
South Adjacent:	Depicted with undeveloped fields followed by a road. An area to the southwest appears to be improved with a small pond or wetlands area.
East Adjacent:	Depicted with undeveloped fields.
West Adjacent:	Depicted with Spring Creek followed by undeveloped fields. Areas further west, across Timberline Road appear to be improved with a commercial building and landscape supply center.

Date: 1979	
Property:	Depicted as an undeveloped field. Spring Creek appears to be diverted to the north.
North Adjacent:	Depicted with undeveloped land and several ponds, which appear to be constructed.
South Adjacent:	Depicted with undeveloped fields followed by a road. An area to the southwest appears to be improved with a small pond or wetlands area.
East Adjacent:	Depicted with undeveloped fields.
West Adjacent:	Depicted with Spring Creek followed by undeveloped fields. A commercial building is improved further west/southwest. Areas further west, across Timberline Road appear to be improved with a commercial building and landscape supply center.

Date: 1983	
Property:	Depicted with a commercial building, which appears to consist of the one-story western portion of the building. The western portion of the Property is improved with parking areas and the eastern portion is undeveloped fields.
North Adjacent:	Depicted with Spring Creek Trail and several ponds and open space.
South Adjacent:	Depicted with an access road and undeveloped land. A commercial building and associated parking areas are improved to the southwest.
East Adjacent:	Depicted with undeveloped fields.
West Adjacent:	Depicted with Spring Creek followed by undeveloped fields. Three commercial buildings and associated storage yard are depicted across Spring Creek. Areas further west are being improved commercially.

Date: 1988	
Property:	The previously observed commercial building is expanded to the east. The eastern portion of the Property is improved with asphalt parking areas.
North Adjacent:	Depicted with Spring Creek Trail and several ponds and open space.
South Adjacent:	Depicted with an additional commercial building and parking areas.
East Adjacent:	Depicted with a commercial building and associated parking areas.
West Adjacent:	Depicted with conditions similar to the previous aerial photograph.

Date: 1993, 1999	
Property:	The previously observed commercial building is expanded to the east. The eastern portion of the Property is improved with asphalt parking areas.

North Adjacent:	Depicted with Spring Creek Trail and several ponds and open space.
South Adjacent:	Depicted with an additional commercial building and parking areas. Areas further south and southeast, across E Prospect Road, are improved primarily commercially.
East Adjacent:	Depicted with a commercial building and associated parking areas. An additional commercial building is depicted further east.
West Adjacent:	Depicted with conditions similar to the previous aerial photograph.

Date: 2005-2015	
Property:	The two-story portion of the building appears to be added to the commercial building. The Property building and grounds appear to be in their existing configuration.
North Adjacent:	Depicted with Spring Creek Trail and several ponds and open space.
South Adjacent:	Depicted with two commercial buildings and an undeveloped area utilized as a playground.
East Adjacent:	Depicted with conditions similar to the previous aerial photographs.
West Adjacent:	Depicted with conditions similar to the previous aerial photographs.

4.4.2 Fire Insurance Maps

Sanborn Fire Insurance Maps were researched through the Poudre Valley Public Library System. Sanborn Fire Insurance Map coverage was not available for the Property vicinity.

4.4.3 City Directories

Historical city directories from the Poudre River Public Library District were reviewed for past names and businesses that were listed for the Property and adjoining properties. The Property and surrounding properties were not listed on the 1980 and prior directories. The findings are discussed below:

Date: 2005	
Property:	2330 E Prospect Rd - Veeco Instruments Inc., Veeco ION Tech
North Adjacent:	None
South Adjacent:	2290 E Prospect Rd – Prosthetic and Orthotic Group, Rhoads Construction Inc., Riverside Technology Inc. 2310 E Prospect Rd – Mesloh Tllman Inc., TEC – the Engineering Group
East Adjacent:	2362 E Prospect Rd – Colorado Associates for Play Therapy, Families in Transition, and multiple doctor listings
West Adjacent:	2100 E Prospect Rd – BMC West 1502 S Timberline Rd – BMC Millwork

Date: 2000	
Property:	2330 E Prospect Rd – Ion Tech Inc.
North Adjacent:	None
South Adjacent:	2290 E Prospect Rd – Process Analyst, Riverside Technology 2310 E Prospect Rd – Mesloh Tllman Inc., TEC – the Engineering Group
East Adjacent:	2362 E Prospect Rd - listed with multiple doctors, Fort Collins Grrop and a law firm
West Adjacent:	2100 E Prospect Rd – BMC West 1502 S Timberline Rd – Address not listed

Date: 1997	
Property:	2330 E Prospect Rd – Ion Tech Inc.
North Adjacent:	None
South Adjacent:	2290 E Prospect Rd – The Neenan Company, Old Army Press, Optical Audio, Process Analysts 2310 E Prospect Rd – Mesloh Warren, The Engineering
East Adjacent:	2362 E Prospect Rd - listed with multiple doctors, Fort Collins Grrop and a law firm
West Adjacent:	2100 E Prospect Rd – BMC West 1502 S Timberline Rd – Address not listed

Date: 1988	
Property:	2330 E Prospect Rd – Ion Tech Inc., Mae Systems Inc.
North Adjacent:	None
South Adjacent:	2290 E Prospect Rd – Address not listed 2310 E Prospect Rd – Baker Instrument Company, LA Architects
East Adjacent:	2362 E Prospect Rd – listed with multiple doctors, Ft. Collins Psychiatric, 7 Lives Recovery Program
West Adjacent:	2100 E Prospect Rd – Diamond Lumber Inc. 1502 S Timberline Rd – Address not listed

Date: 1980	
Property:	2330 E Prospect Rd – Address not listed
North Adjacent:	None
South Adjacent:	2310 E Prospect Rd – Address not listed 2290 E Prospect Rd – Address not listed
East Adjacent:	2362 E Prospect Rd -
West Adjacent:	2100 E Prospect Rd – Address not listed 1502 S Timberline Rd – Address not listed

4.4.4 Historical Topographic Maps

Historical use of the Property was researched using other standard historical sources. Historical topographic maps were not reviewed as part of this assessment.

4.4.5 Prior Assessment Reports

National Inspection Services® was not provided any prior assessment reports for review.

4.5 Historical Use Information on Adjoining Properties

Based on review of the sources referenced above, historical uses of the adjoining properties are summarized below:

North: The north adjacent property consisted of undeveloped land and Spring Creek since at least 1937. By the mid-1950s gravel mining operations to the north created several ponds which have since been converted to Cattail Chorus Natural Area.

South: The south adjacent property consisted of undeveloped land as early as 1937 and likely earlier. A multi-tenant commercial building was improved to the southwest in 1982 and has been occupied by a variety of tenants since including a prosthetic company, elderly care, engineering and construction firms. A commercial building was improved to the south in 1984 and was formerly occupied by a variety of engineering and architectural firms and is currently utilized by the Mountain Sage Community School.

East: The east adjacent property consisted of undeveloped land as early as 1937 until it was improved with a commercial building in 1984 which has been utilized by a variety of doctors, physiatrists, and medical offices.

West: The west adjacent property consisted of undeveloped land and Spring Creek since at least 1937.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Property was inspected by Noah M. D'Antonio on February 26, 2019. The weather at the time of the site visits was sunny and moderate. National Inspection Services® inspected the Property and the surrounding properties and was escorted by Mr. Pete Kelly of CBRE. Site photographs are included in *Appendix A*.

At the time of the site reconnaissance the Property was improved with a one and two-story commercial building. The two-story portion of the building, the eastern portion, was occupied by Niner Bikes. The one-story portion of the building, the western portion, was vacant.

5.2 Solid Waste Disposal

The Property is currently improved with a commercial building occupied by Niner Bikes. Solid waste is currently collected in commercial dumpsters by Gallegos Sanitation Inc.

5.3 Surface Water Drainage

Surface water on the Property drains via sheet flow away from the Property primarily in a northerly direction towards the Spring Creek ponds and a southerly direction toward a concrete swale located in the asphalt access drive.

5.4 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed on the Property during the site reconnaissance.

5.5 Wastewater

The Property currently consists of a commercial building occupied by Niner Bikes. Wastewater generated at the Property discharges to the City of Fort Collins sanitary system. No indications of industrial wastewater disposal or treatment facilities were observed during the on-site reconnaissance.

5.6 Additional Site Observations

Machining equipment was observed in the development area of the Niner Bikes tenant space. No leaks or spills of lubricating fluids were observed in the vicinity of the equipment. No additional site observations were observed on the Property during the site reconnaissance.

5.7 Hazardous Materials Used or Stored at the Site

No evidence of hazardous materials storage was observed on the Property during the site reconnaissance.

5.7.1 Unlabeled Containers and Drums

No unlabeled containers or drums containing material were observed during the site reconnaissance.

5.7.2 Disposal Locations of Regulated/Hazardous Waste

No obvious indications of hazardous waste generation, storage or disposal were observed at the Property.

5.8 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as significantly stained areas or stressed vegetation, were observed during the site reconnaissance. Additionally, no pools of liquid were observed or any strong, pungent or noxious odors were identified during the site reconnaissance.

5.9 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment can contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – "*Non-PCB" transformer*
- 50 ppm-500 ppm – "*PCB-Contaminated" electrical equipment*
- Greater than 500 ppm – "*PCB" transformer*

PCBs can also be present in hydraulic equipment such as elevators, auto lifts and dock levelers.

Electrical Transformers – National Inspection Services® observed a pad-mounted electrical transformer unit on the southcentral portion of the Property. The transformer unit is not labeled in regard to its PCB content. No indications of staining, leaks or fire damage was observed in the vicinity of the uni. Based on the condition of the unit, the pad-mounted transformer is not considered an environmental concern to the Property.

A hydraulically operated elevator is located in the lobby of the Niner Bikes tenant space. The equipment is located on the concrete floor of the lower level of the building. The equipment appeared to be in good condition and no spills or leaks of hydraulic oil were noted.

No additional hydraulic equipment such as compactors, auto lifts or dock levelers are located on the Property.

5.10 Landfills

No evidence of on-site landfilling was observed or reported during the site reconnaissance.

5.11 Pits, Ponds, Lagoons, Sumps, Drains, and Catch Basins

No evidence of on-site pits, ponds, lagoons, sumps, drains or catch basins were observed during the site reconnaissance.

5.12 On-Site ASTs and USTs

No evidence of underground or above ground storage tanks utilized by the Property was observed during the site reconnaissance.

5.13 Radiological Hazards

No radiological waste is reportedly generated at the Property.

5.14 Drinking Water

The Property currently consists of a commercial building occupied by Niner Bikes. Drinking water is currently provided by Fort Collins Utilities. Drinking water provided to the Property reportedly meets federal and state drinking water standards, including those for lead and copper.

5.15 Asbestos-Containing Materials (ACM)

The potential for the presence of friable ACM was evaluated based on the age of the improvements, dates of renovation and other relevant information. Appendix G of the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book) was used as a guide in identifying suspect materials and the definition of suspect ACM and presumed asbestos containing material is taken from 29 CRF Parts 1910, et al. Occupational Exposure to Asbestos; Final Rule. It should be noted that asbestos may still be utilized in some non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials, as these materials may still be manufactured and installed in the United States. The level of the preliminary evaluation performed was

not designed to comply with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA), 40 Code of Federal Regulations (CFR) Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61, Occupational Safety and Health Administration (OSHA) 29 CFR Part 1926.1101, or other local, state or federal regulations, but has been conducted per accepted industry practices to satisfy the scope of work of the rating agencies and/or lenders. A finding in this report of "ACM is not a significant concern" or "No significant asbestos was identified" should not be interpreted as "the building is asbestos free."

In accordance with the Scope of Services, National Inspection Services® conducted a limited, visual evaluation of interior, accessible areas for the presence of suspect asbestos-containing materials (ACM) at the Property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101, requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos-containing material (PACM).

The visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. Only those items readily visible without the relocation of items causing obstruction were viewed. No walls, floors or ceilings were opened or exposed, no building components were moved or dismantled, and no excavation activities were performed during this survey in order to identify the presence of asbestos-containing materials. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the Property; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. No testing of materials was completed during this assessment. Rather, it is intended to give the client an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the Property. Additional sampling, inspection, and evaluation will be warranted for any other use.

Performance of this visual survey is intended to reduce, but not eliminate, uncertainty regarding the presence of asbestos-containing building materials. National Inspection Services® neither expresses or implies a guarantee that all asbestos-containing materials were identified during this visual survey. National Inspection Services® used reasonable diligence consistent with industry standards to identify asbestos-containing materials during this visual survey.

The subject building was constructed in 1982 and expanded in 1986 and 2000. Based on the age of the building, the presence of Asbestos Containing Building Materials (ACBMs) in the building is unlikely; however, without proper testing by a Colorado Asbestos Building Inspector (CABI), suspect building materials should be

assumed to be an ACM until confirmed otherwise by a CABI. Several suspect ACMs were observed during the site reconnaissance; including, but not limited to: drywall and joint compound, ceiling tiles, cove base and mastic, floor tiles and mastic, carpet mastics, caulks/grouts/sealants and roofing materials. Prior to any renovation/demolition activities which may impact a suspect material, an asbestos inspection should be conducted per Colorado *Regulation 8* requirements.

5.16 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones. Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA action limit of 4.0 picoCuries per Liter (pCi/L), Zone 2 with a predicted average indoor radon screening level between 2.0 and 4.0 pCi/L, and Zone 3 with a predicted average indoor radon screening level less than 2.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 1. Based on the commercial use of the Property, radon is not considered to be an environmental concern to the Property at this time.

5.17 Lead-Based Paint

A lead-based paint (LBP) inspection was not within the scope of this Phase I ESA. Based on the age of the Property building (1982 and expanded in 1986 and 2000), lead-based paint is not likely to be present.

5.18 Mold Evaluation

As part of this assessment, National Inspection Services® performed a limited visual inspection for the conspicuous presence of mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and

water to survive; since molds can digest most things, water is the factor that limits mold growth.

The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible;
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;
- Vent moisture-generating appliances, such as dryers, to the outside where possible;
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- Perform regular building/HVAC inspections and maintenance as scheduled;
- Clean and dry wet or damp spots within 48 hours;
- Do not let foundations stay wet. Provide drainage and slope the ground away from the foundation.

National Inspection Services® looked for evidence of the presence of conspicuous mold or observed water intrusion or accumulation during the completion of the site reconnaissance. National Inspection Services® did not note conspicuous visual or olfactory indications of the presence of mold or observe any areas of significant water intrusion or accumulation. Water stained ceiling tiles were noted throughout several areas of the building. Mr. Peter Kelly was not aware of any past or present roof leaks and it is likely the stained ceiling tiles are from condensation or minor past leaks.

This activity was not designed to discover all areas, which may be affected by mold growth on the Property. Rather, it is intended to give the client an indication as to whether or not conspicuous mold growth is present at the Property. The visual survey consisted of noting observable areas which were readily accessible and visible during the course of the site reconnaissance. No walls, ceilings or floors were opened or exposed and no building components were moved or dismantled during this survey in order to identify the presence of conspicuous mold or water intrusion at the Property. This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls, floors, and ceilings.

6.0 INTERVIEWS

6.1 Current Owner

Mr. Doug Harris, Ownership Manager, completed the environmental questionnaire for the Property. A copy of the environmental questionnaire is included in *Appendix D*.

6.2 Key Site Manager

Mr. Peter Kelly of CBRE was interviewed during the February 26, 2019 on-site reconnaissance. Mr. Kelly was not aware of any underground storage tanks or petroleum substances at the Property. He indicated Niner Bikes does not do any significant manufacturing on the premises so there is no significant waste disposal. He was not aware of any paste environmental issues from the prior building tenants.

6.3 Current and Past Occupants

Current and past occupants were not interviewed as part of this assessment.

6.4 Agencies

City of Fort Collins Building and Planning Division, 281 N College Ave, Fort Collins, CO 80526, (970) 221-6760.

Poudre Fire Authority, 102 Remington St, Fort Collins, CO 80526, (970) 416-2891

Larimer County Assessor, 200 West Oak Street, Fort Collins, Colorado 80522, (970) 498-7050.

Larimer County Department of Health and Environment, 1525 Blue Spruce Drive, Fort Collins, Colorado 80521, (970) 498-6700.

Colorado Department of Public Health and Environment, 4300 Cherry Creek Drive South, Denver, Colorado 80246, (303) 692-2000.

Colorado Division of Oil and Public Safety, 633 17th Street, Suite 500, Denver, Colorado 80202, (303) 318-8500.

Colorado Division of Water Resources, 1313 Sherman Street, Room 818, Denver, Colorado 80203, (303) 866-3581.

Colorado Oil and Gas Conservation Commission, 1120 Lincoln Street, Suite 801, Denver, Colorado 80203, (303) 894-2100.

United States Environmental Protection Agency – Region 8, 1595 Wynkoop Street, Denver, Colorado 80202, (303) 312-6312.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

National Inspection Services® has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for the Commercial Building located at 2330 East Prospect in Fort Collins Colorado 80525. Any exceptions to or deletions from this practice are described in *Section 1.5* of this report.

This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs), as defined by ASTM E1527-13, in connection with the property.

The following business environmental risk (BER) items were identified during the course of this assessment:

- The subject building was constructed in 1982 and expanded in 1986 and 2000. Based on the age of the building, the presence of Asbestos Containing Building Materials (ACBMs) in the building is unlikely; however, without proper testing by a Colorado Asbestos Building Inspector (CABI), suspect building materials should be assumed to be an ACM until confirmed otherwise by a CABI. Several suspect ACMs were observed during the site reconnaissance; including, but not limited to: drywall and joint compound, ceiling tiles, cove base and mastic, floor tiles and mastic, carpet mastics, caulks/grouts/sealants and roofing materials. Prior to any renovation/demolition activities which may impact a suspect material, an asbestos inspection should be conducted per Colorado *Regulation 8* requirements.

- A review of the Flood Insurance Rate Maps (FIRM), published by the Federal Emergency Management Agency (FEMA), was performed. According to Panel Number 08069C0983H dated May 2, 2012, the Property is located in a Special Flood Hazard Area (SFHA). A majority of the Property is located within SFHA – Zone X, a moderate flood hazard area that is within an area between the limits of the base flood and the 0.2 percent annual chance (500 year) flood. The western portion of the Property is designated as SFHA - Zone A, a high-risk area, and SFHA - Zone AE, a high-risk regulatory floodway. Zone A is subject to inundation by the 1 percent annual chance flood event and no Base Flood Elevations (BFEs) or flood depths have been determined. Zone AE is subject to inundation by the 1 percent annual chance of a flood event and BFEs have been determined. According to FEMA, special flood

insurance requirements and flood plain management standards apply to these areas.

7.2 Recommendations

Based on the information available at the time of this assessment, National Inspection Services® does not recommend any further investigation of the Property at this time, except for the business environmental risk (BER) items identified above.

7.3 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM E1527-13, as amended, except for exceptions and/or limiting conditions as discussed in *Section 1.5.*

8.0 REFERENCES

Reports, Plans, and Other Documents Reviewed:

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments - Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

GeoSearch – Radius Report, Commercial Property, 2330 East Prospect, Fort Collins, Larimer County, Colorado. Order #122107 dated February 22, 2019.

GeoSearch – Historical Aerial Photographs, Commercial Property, 2330 East Prospect, Fort Collins, Larimer County, Colorado. Order #122107 dated February 25, 2019.

United States Environmental Protection Agency (EPA) - Map of Radon Zones.

United States Geological Survey (USGS) - 7.5 Minute Series Topographic Map, Fort Collins, Colorado, 2013.

United States Geological Survey (USGS) - Geological Map of Colorado, Mineral Resources On-Line Spatial Data 1992.

United States Department of Agriculture (USDA) Natural Resources Conservation Service - Larimer County Soil Survey, Colorado, 2015.

Federal Emergency Management Agency (FEMA) National Flood Insurance Program - Flood Insurance Map Panel 08069C0983H dated May 2, 2012.

Poudre Valley Public Library System - Sanborn Fire Insurance Map Search.

Larimer County Assessor - Assessor Information and Parcel Map, 2018.

U.S Fish and Wildlife Service, National Wetlands Inventory, accessed February 28, 2019.

U.S. Department of Agriculture Natural Resources Conservation Service, Custom Soil Resource Report for Larimer County Area, Colorado. February 22, 2019.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of our professional knowledge and belief, I meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312" and I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

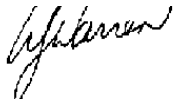
Noah M. D'Antonio
Environmental Professional

10.0 CONSULTANT CERTIFICATION

I declare that, to the best of our professional knowledge and belief, I meet the qualification of the reviewer as defined in the ASTM E1527-13 standards, and applicable revisions such as the *All Appropriate Inquiry Rule* instituted in November 2006 per 40CFR Part 312, and I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed all appropriate inquiries and site visits in general conformance with *The Standard* for the subject *property.*

On behalf of National Inspection Services® (NIS), the undersigned hereby certifies that:

- The report was prepared in a manner consistent with generally accepted industry practices and standards.
- NIS, or the individuals working on this assignment, are not affiliated with the property owners, its affiliates or representatives.
- All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment.



William J. Warren
Environmental Assessment Professional

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

11.1 Definition of an Environmental Professional

An Environmental Professional means: *(1)* a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). *(2)* Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. *(3)* An environmental professional should remain current in his or her field through participation in continuing education or other activities. *(4)* The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). *(5)* A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

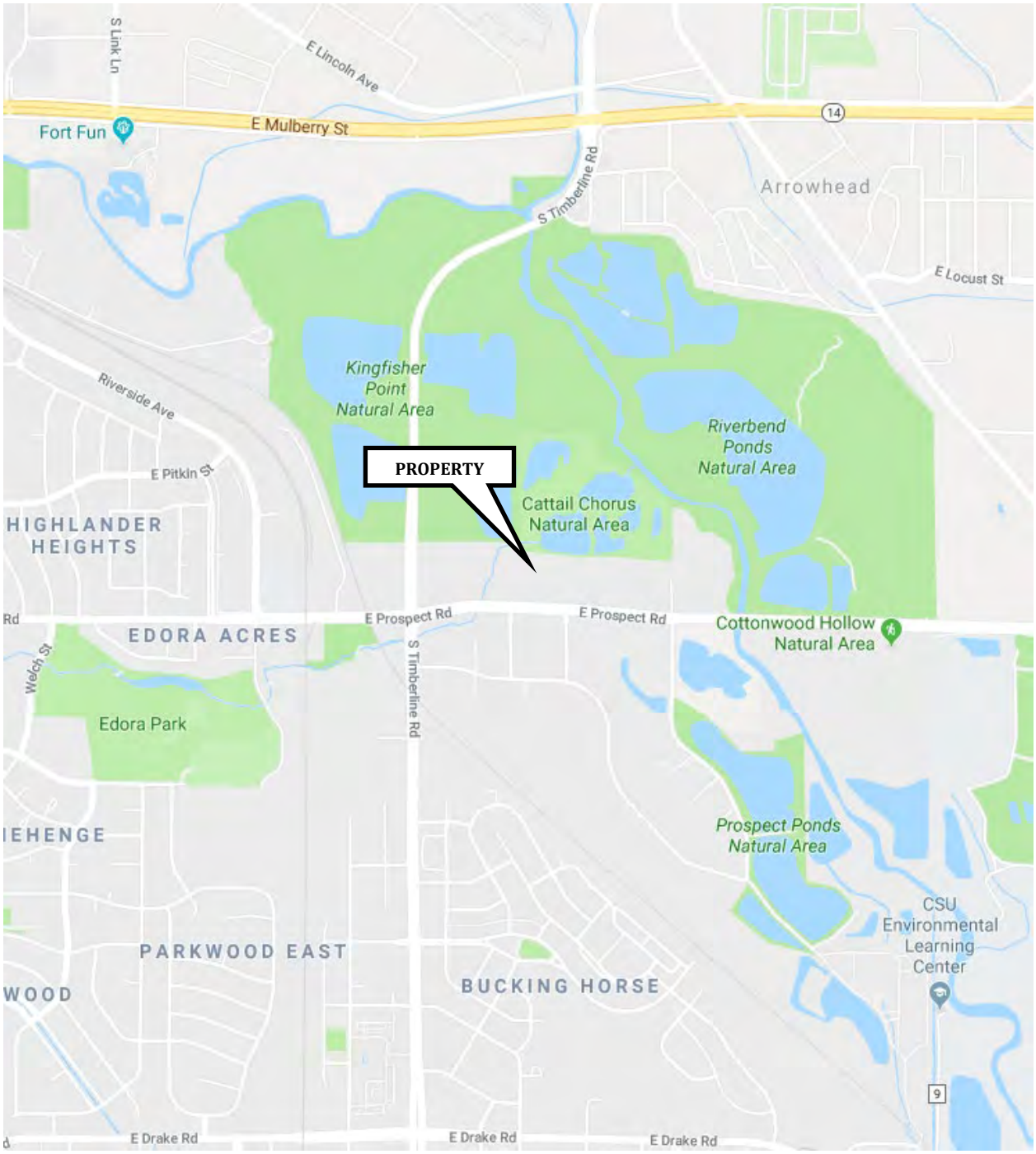
11.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Statement of Qualifications for the Environmental Professional involved in this project is included in *Appendix E*.

FIGURES

Site Location Map
Site Plan
Topographic Map



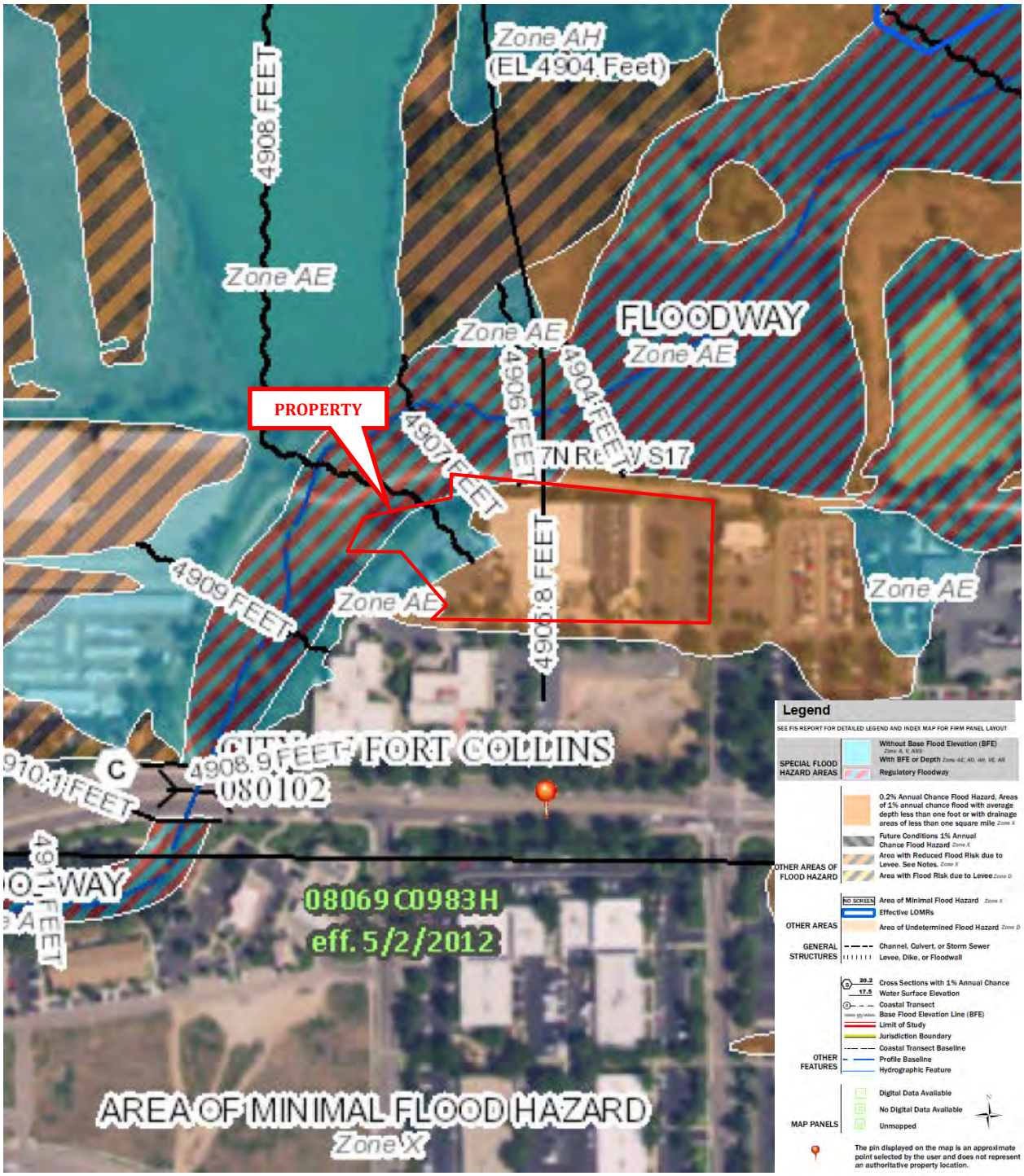
SITE LOCATION MAP	SCALE: 1" = 1,500 FEET	N↑
Commercial Building **2330 East Prospect** **Fort Collins, Colorado 80525**	National Inspection Services® 1136 East Stuart Street, Suite 4204 Fort Collins, Colorado 80525 Phone 970.482.1976 – Fax 970.482.3388 *www.nationalinspection.net*	

Property Transformer Dumpster

ESTIMATED GROUNDWATER FLOW

SITE PLAN	SCALE: 1" = 200 FEET	N↑
Commercial Building **2330 East Prospect** **Fort Collins, Colorado 80525**	National Inspection Services® 1136 East Stuart Street, Suite 4204 Fort Collins, Colorado 80525 Phone 970.482.1976 – Fax 970.482.3388 *www.nationalinspection.net*	

1984 TOPOGRAPHIC MAP	SCALE: 1" = 2,500 FEET	N↑
Commercial Building **2330 East Prospect** **Fort Collins, Colorado 80525**	National Inspection Services® 1136 East Stuart Street, Suite 4204 Fort Collins, Colorado 80525 Phone 970.482.1976 – Fax 970.482.3388 *www.nationalinspection.net*	



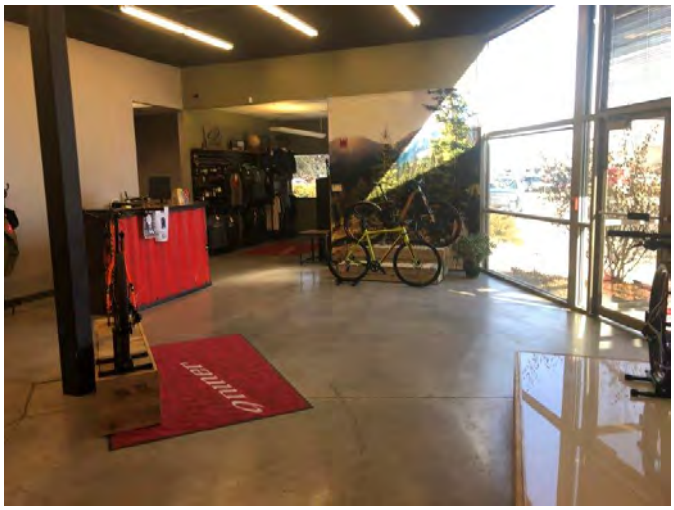
Flood Map	Not to Scale	N↑
Commercial Building **2330 East Prospect** **Fort Collins, Colorado 80525**	National Inspection Services® 1136 East Stuart Street, Suite 4204 Fort Collins, Colorado 80525 Phone 970.482.1976 – Fax 970.482.3388 *www.nationalinspection.net*	

APPENDIX A

Photographs

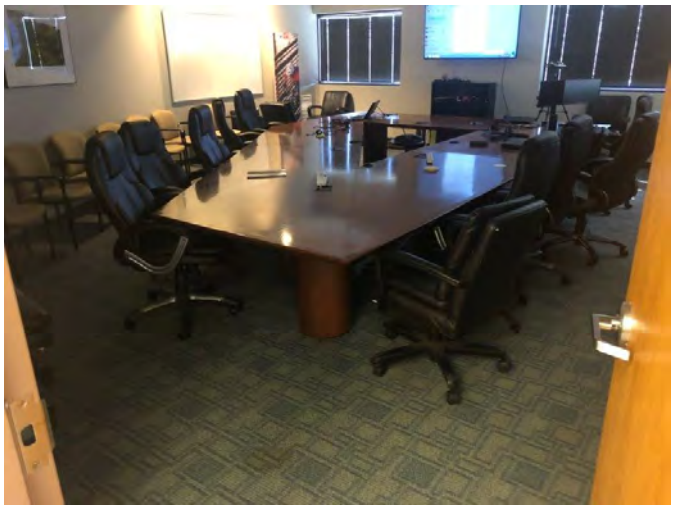
1. View of the Property building.

2. View of the one-story portion of the Property building.

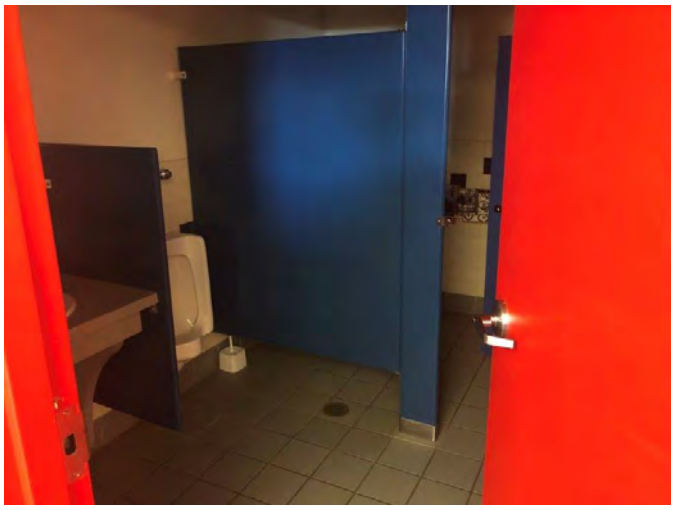


3. View of the lobby area for Niner Bikes.

4. View of the second floor office and common space.



5. View of the second floor conference room.

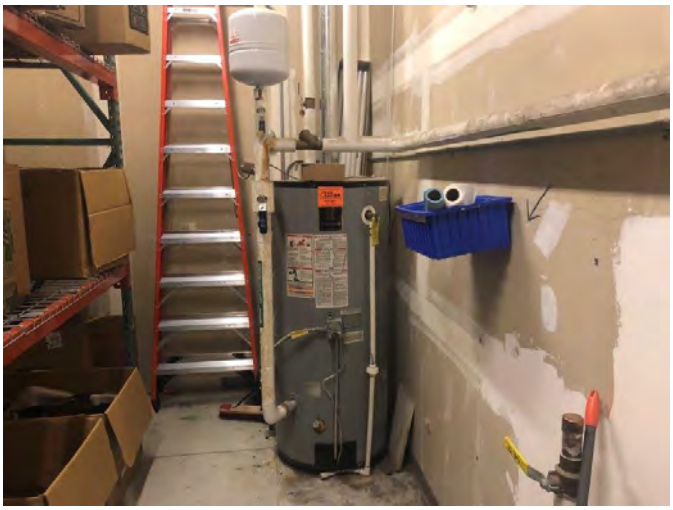


6. View of a typical restroom.

7. View of the kitchen area.

8. View of the fire sprinkler room.

9. View of the elevator equipment.



10. View of lower level mechanical room.

11. View of the Niner Bikes warehouse space.

12. View of air compressor and machining equipment.

13. View of the photography area.

14. View of editing/office space.

15. View of the vacant warehouse space.

16. Natural gas heater.

17. Paints, thinners and chemicals stored in the vacant warehouse.

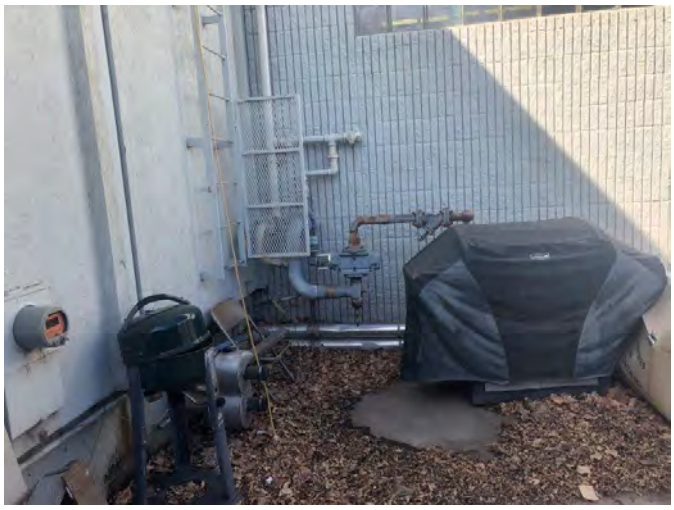
18. View the vacant tenant space.

19. View of the kitchen area.

20. View of the vacant tenant space.

21. View of the loading dock area.

22. Commercial dumpster.



23. View of natural gas connection within fenced enclosure.

24. View of the pad mounted transformer.

25. View of the eastern portion of the Property.

26. View of the western portion of the Property.

27. View to the north of the Property.

28. View of access road and commercial buildings to the south.

29. View to the west of the Property.

30. View of the commercial building to the east of the Property.

APPENDIX B

Aerial Photographs

GeoSearch
On time. On target. In touch.™

Historical Aerial Photographs

NEW: *GeoLens by Geosearch*

Target Property:

Commercial Property
2330 E Prospect Rd
Fort Collins, Larimer, Colorado 80524

Prepared For:

National Inspection Services

Order #: 122107
Job #: 279784
Project #: 2330 E Prospect
Date: 2/25/2019

Target Property Summary

Commercial Property
2330 E Prospect Rd
Fort Collins, Larimer, Colorado 80524

USGS Quadrangle: ***Fort Collins***
Target Property Geometry: ***Area***

Target Property Longitude(s)/Latitude(s):
(-105.033656875, 40.568216799), (-105.033640781, 40.568842307), (-105.035180593, 40.568947265), (-105.035287881, 40.568941152), (-105.035279835, 40.568875953), (-105.035786772, 40.568745555), (-105.035910154, 40.568582557), (-105.035556102, 40.568576444), (-105.035226191, 40.568309533), (-105.035285199, 40.568254521)

Aerial Research Summary

Date	Source	Scale	Frame
2015	USDA	1" = 500'	N/A
2013	USDA	1" = 500'	N/A
2011	USDA	1" = 500'	N/A
2009	USDA	1" = 500'	N/A
2006	USDA	1" = 500'	N/A
2005	USDA	1" = 500'	N/A
10/04/1999	USGS	1" = 500'	N/A
06/30/1993	USGS	1" = 1320'	6673-165
09/05/1988	USGS	1" = 500'	1045-207
10/05/1983	USGS	1" = 500'	483-54
08/29/1979	USGS	1" = 500'	2-58
07/08/1978	USGS	1" = 500'	2-98
07/12/1975	USGS	1" = 500'	1-45
11/25/1969	USGS	1" = 500'	1-12
08/24/1963	ASCS	1" = 1320'	PI-4
09/24/1953	AMS	1" = 500'	6653
08/03/1941	ASCS	1" = 500'	1-116
07/21/1937	ASCS	1" = 500'	47-07

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

N
W E
S

Commercial Property
USDA
2015

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
USDA
2013

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
USDA
2011

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
USDA
2009

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
USDA
2006

GeoSearch

JOB #: 279784 - 02/25/2019

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W E
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Commercial Property
USDA
2005

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
USGS
10/04/1999

GeoSearch

JOB #: 279784 - 02/25/2019

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W E
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Commercial Property
USGS
06/30/1993

GeoSearch

JOB #: 279784 - 02/25/2019

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Commercial Property
USGS
09/05/1988

GeoSearch

JOB #: 279784 - 02/25/2019

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Commercial Property
USGS
10/05/1983

GeoSearch

JOB #: 279784 - 02/25/2019

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Commercial Property
USGS
08/29/1979

GeoSearch

JOB #: 279784 - 02/25/2019

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W E
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Commercial Property
USGS
07/08/1978

GeoSearch

JOB #: 279784 - 02/25/2019

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Commercial Property
USGS
07/12/1975

GeoSearch

JOB #: 279784 - 02/25/2019

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Commercial Property
USGS
11/25/1969

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
ASCS
08/24/1963

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
AMS
09/24/1953

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
ASCS
08/03/1941

GeoSearch

JOB #: 279784 - 02/25/2019

N
W E
S

Commercial Property
ASCS
07/21/1937

GeoSearch

JOB #: 279784 - 02/25/2019

APPENDIX C
Fire Insurance Maps
(Not Available)

APPENDIX D

Supporting Documentation

ITEM 2, ATTACHMENT 13

Parcel Number: **8717306005**
Schedule Number: **R1143441**

Tax District: 1100
Property Tax Year: 2019
Current Mill Levy: 91.139

Subdivision : 1457 - SEVEN LAKES BUSINESS PARK PUD
Neighborhood : 195

Property Address:
2330 E PROSPECT RD
FORT COLLINS, CO 80525

Owner Name & Address:
FORT COLLINS PROSPECT VENTURES LLC (.7012)
ET AL
PO BOX 609
DEL MAR, CA 92014

Legal Description: PT OF TR A SEVEN LAKES BUSINESS PARK PUD, FTC, DESC AS BEG AT PT WH BEARS N 80 32' 36" E 632.49 FT, N 28 24' E 55.94 FT, S 88 15' E 30.08 FT, N 30 40' E 440 FT FROM SW COR 17-7-68, N 30 40' E 70.12 FT, N 71 10' E 143.25 FT, N 2 35' 30" W 24.56 FT, S 84

Sales Information

Click a Sale Date to recorded document details, or Reception No. to view the document (registration required).

Sale Date (info)	Reception No. (doc)	Sale Price	Deed Type
2006-09-19	20060078787	$68,700	Warranty Deed
2006-09-19	20060078775	$100,000	Warranty Deed
2006-09-19	20060075853	$0	Warranty Deed
2006-09-19	20060075438	$400,000	Warranty Deed
2006-02-17	20060013344	$4,195,000	Special Warranty Deed
2004-06-30	20040068094	$2,950,000	Special Warranty Deed
1999-10-25	99096431	$0	Quit Claim Deed
1999-10-25	99096430	$0	Quit Claim Deed
1999-10-25	99096429	$0	Quit Claim Deed
1999-10-12	99089580	$0	Special Warranty Deed
1999-10-12	99089579	$0	Special Warranty Deed
1999-10-12	99089578	$0	Special Warranty Deed
1992-08-01	92046075	$0	Quit Claim Deed

2018 Value Information

Abstract Code/Description		Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
3219	Ind manuf/process	Improvement	$2,704,300	$784,247	.00	0
3219L	Ind manuf/process	Land	$500,000	$145,000	2.87	125,017
		Totals:	**$3,204,300**	**$929,247**	**2.87**	**125,017**

2330 E PROSPECT RD, FORT COLLINS, CO 80525

Building Improvements

ITEM 2, ATTACHMENT 13

Building ID:	10
Property Type:	Commercial
Built As:	Industrial Engineering & Research
Occupancy:	Industrial Engineering & Research
Year Built from:	1982
Year Remodel:	1986
Quality:	Average
Condition:	Good
Class Descr:	Masonry
Heat	Package Unit
Roof Type:	Flat
Rooms:	0
Units:	0
Stories:	2.00
Total Sq Ft:	47,758

Property Attributes & Descriptions

Attribute	Attribute Description
Topography/Shape	Level
Land	Standard
Frontage	Lake/Pond Direct LC

** Land Attribute Standard includes: Natural Gas, Public Water, Public Sewer, Electricity, Public Streets, Sidewalks, Streetlights and Curb & Gutter*

2330 E PROSPECT RD, FORT COLLINS, CO 80525

Property Tax History

Click a year to view "Tax Due Dates" and "Where My Taxes Go" in the right column.

Year	Total Tax Liability	Property Balance	Owner Tax Liability	State Tax Liability	Total Actual Value	Total Assessed Value
2018	$84,690.64	$42,345.32	$84,690.64	$0.00	$3,204,300	$929,247
2017	$84,401.64	$0.00	$84,401.64	$0.00	$3,204,300	$929,247
2016	$82,070.61	$0.00	$82,070.61	$0.00	$3,100,000	$899,000
2015	$81,479.96	$0.00	$81,479.96	$0.00	$3,100,000	$899,000
2014	$82,005.88	$0.00	$82,005.88	$0.00	$3,100,000	$899,000
2013	$82,084.10	$0.00	$82,084.10	$0.00	$3,100,000	$899,000
2012	$84,696.50	$0.00	$84,696.50	$0.00	$3,129,900	$907,670
2011	$82,396.46	$0.00	$82,396.46	$0.00	$3,129,900	$907,670
2010	$109,353.98	$0.00	$109,353.98	$0.00	$4,207,100	$1,220,060

Property Tax Status

Tax Liens	No
Treasurer's Deed	No
Tax Deferred	No
Delinquent Prior Year(s) Taxes	No
Certificate of Taxes Due	7/16/2008
Tax Exemption	No

Tax Due Dates

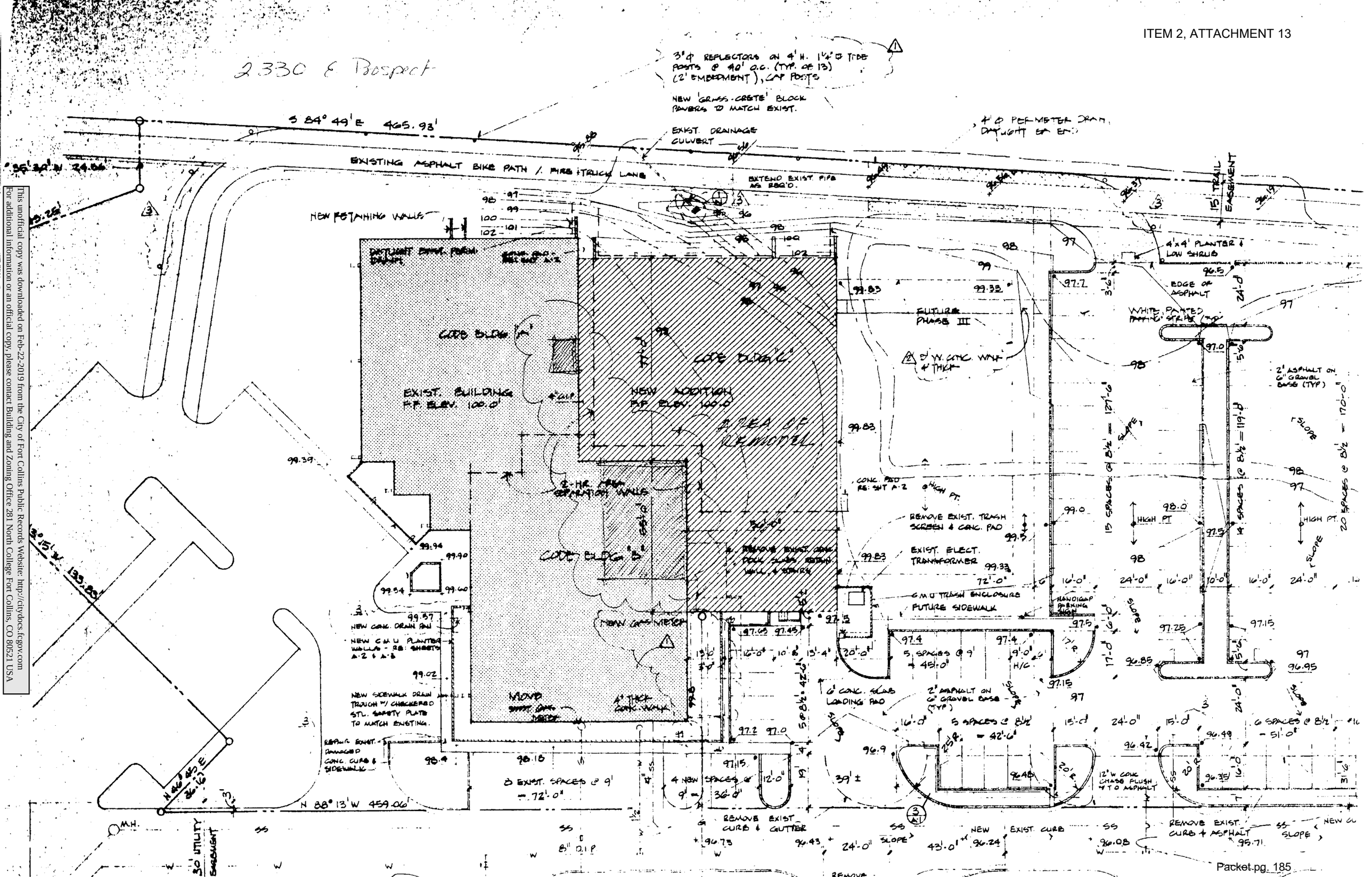
Period	Due	Amount
First Half	2/28/2019	$42,345.32
Second Half	6/17/2019	$42,345.32

2009	$105,571.80	$0.00	$105,571.80	$0.00	$4,207,100	$1,220,060
2008	$105,523.00	$0.00	$105,523.00	$0.00	$4,207,100	$1,220,060
2007	$105,813.61	$0.00	$105,813.61	$0.00	$4,207,100	$1,220,060
2006	$61,382.89	$0.00	$61,382.89	$0.00	$2,372,100	$687,910
2005	$59,409.28	$0.00	$59,409.28	$0.00	$2,372,100	$687,910
2004	$58,775.38	$0.00	$58,775.38	$0.00	$2,300,000	$667,000
2003	$58,712.67	$0.00	$58,712.67	$0.00	$2,300,000	$667,000
2002	$55,666.37	$0.00	$55,666.37	$0.00	$2,200,000	$638,010
2001	$55,691.89	$0.00	$55,691.89	$0.00	$2,200,000	$638,010
2000	$28,381.43	$0.00	$28,381.43	$0.00	$1,100,000	$319,000

Where My Taxes Go: 2018

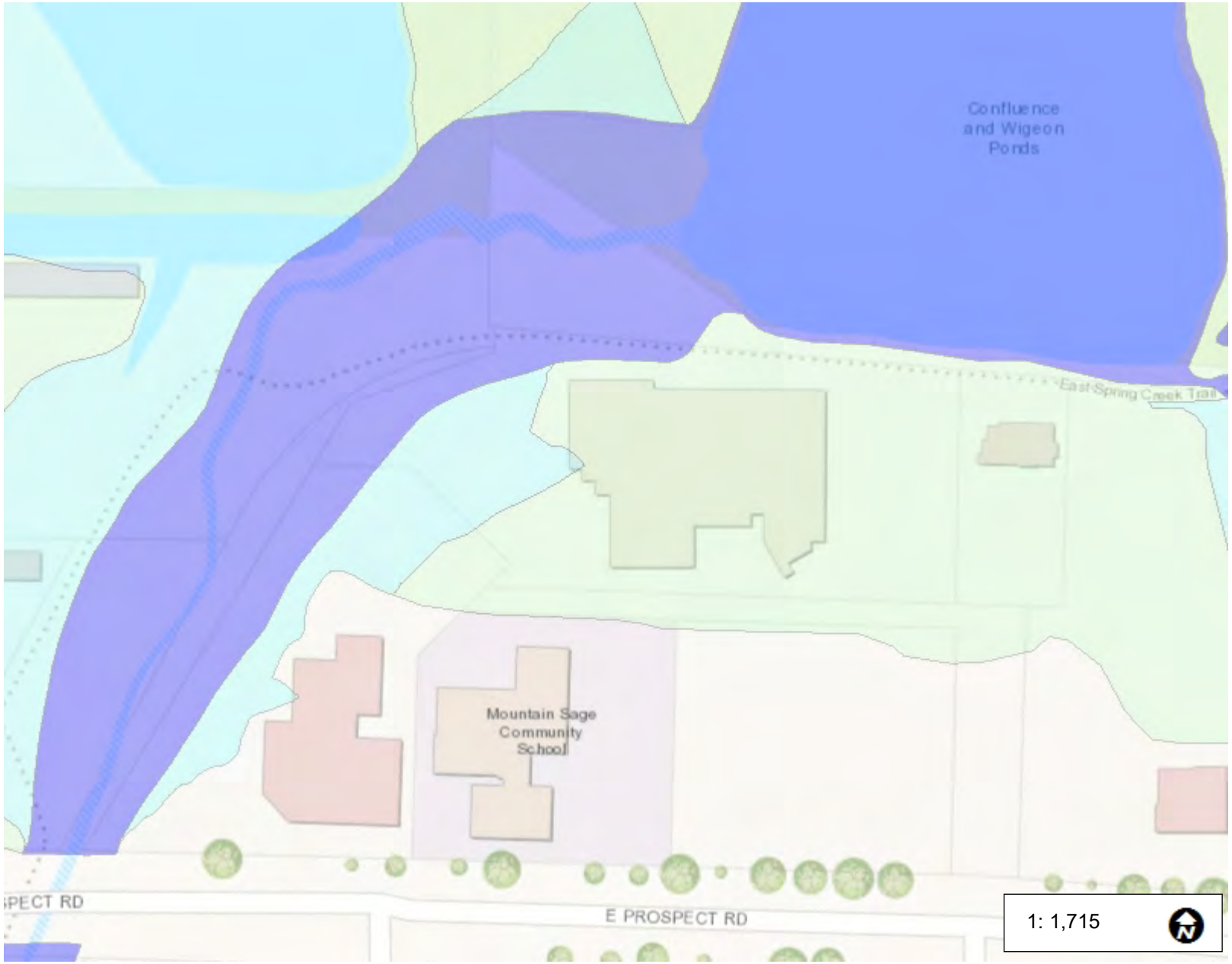
Levy	Tax Authority	Amount
40.300	POUDRE R-1 GENERAL FUND	$37,448.65
22.403	LARIMER COUNTY	$20,817.92
12.330	POUDRE R-1 BOND PAYMENT	$11,457.62
9.797	FT COLLINS	$9,103.83
3.000	POUDRE RIVER PUBLIC LIBRARY DIST	$2,787.74
2.167	HEALTH DIST OF NO LARIMER CTY	$2,013.68
1.000	N COLO WATER CONS DIST	$929.25
0.142	LARIMER CO PEST CTRL DST	$131.95

NOTE: special assessments, fees and state assessed taxes not shown here



This unofficial copy was downloaded on Feb-22-2019 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Building and Zoning Office 281 North College Fort Collins, CO 80521 USA

FCMaps



Legend

FEMA Floodplain

- FEMA High Risk - Floodway
- FEMA High Risk - 100 Year
- FEMA Moderate Risk - 100 / 500 Y

City Floodplains

- City High Risk - Floodway
- City High Risk - 100 Year
- City Moderate Risk - 100 Year

City Limits

Notes

286.0 0 143.00 286.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

February 28, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

United States Department of Agriculture

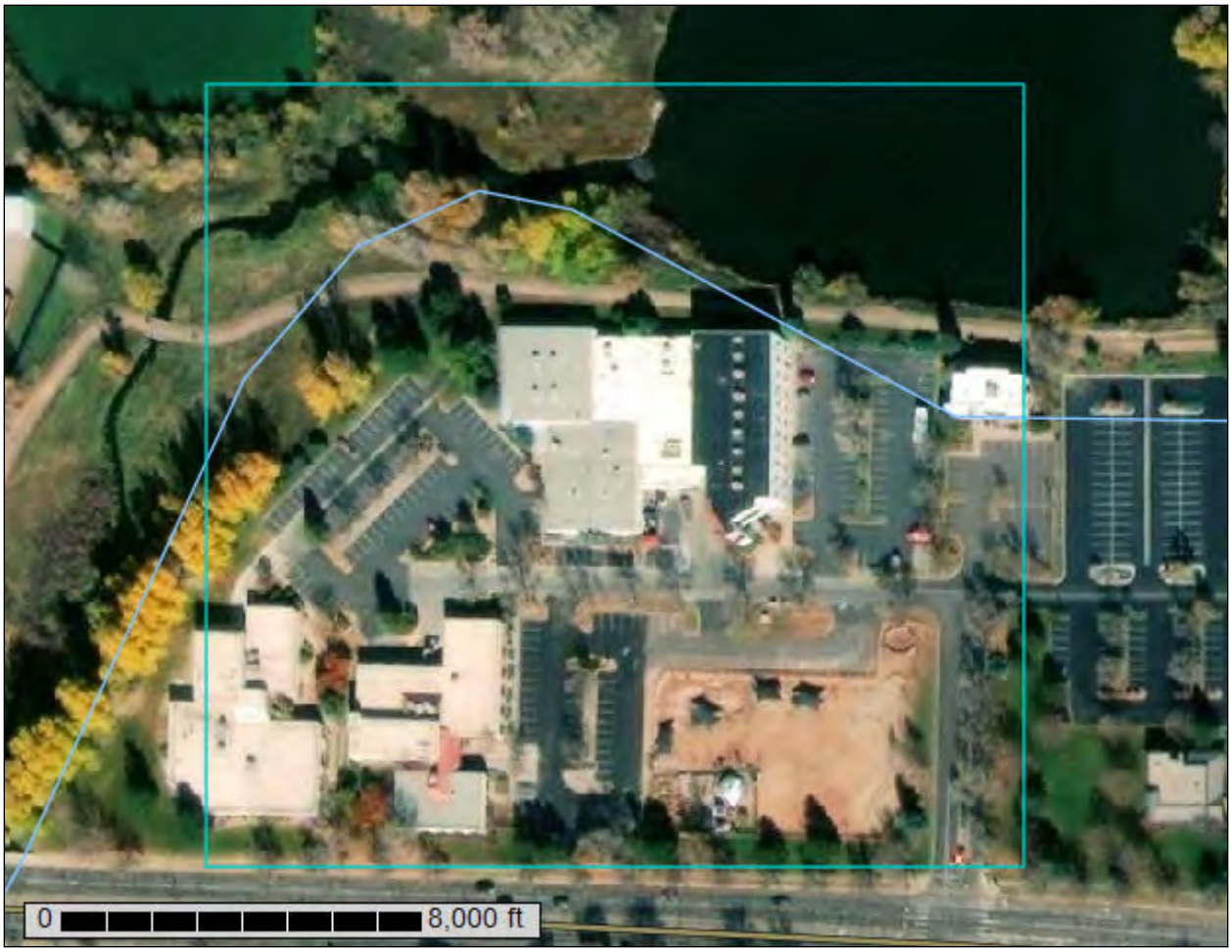
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Larimer County Area, Colorado



February 22, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,790 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Larimer County Area, Colorado
Survey Area Data: Version 13, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Oct 21, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
42	Gravel pits	1.4	11.8%
64	Loveland clay loam, 0 to 1 percent slopes	8.2	70.6%
105	Table Mountain loam, 0 to 1 percent slopes	1.3	11.2%
136	Water	0.8	6.5%
Totals for Area of Interest		**11.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Larimer County Area, Colorado

42—Gravel pits

Map Unit Composition

Gravel pits: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gravel Pits

Setting

Parent material: Gravel pits

Typical profile

H1 - 0 to 6 inches: extremely gravelly sand
H2 - 6 to 60 inches: extremely gravelly sand, extremely gravelly coarse sand, very gravelly coarse sand
H2 - 6 to 60 inches:
H2 - 6 to 60 inches:

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Aquents

Percent of map unit: 5 percent
Landform: Marshes
Hydric soil rating: Yes

64—Loveland clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: jpx9
Elevation: 4,800 to 5,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 135 to 150 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Loveland and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loveland

Setting

Landform: Flood plains, stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 32 inches: clay loam, silty clay loam, loam
H2 - 15 to 32 inches: very gravelly sand, gravelly sand, gravelly coarse sand
H2 - 15 to 32 inches:
H3 - 32 to 60 inches:
H3 - 32 to 60 inches:
H3 - 32 to 60 inches:

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Available water storage in profile: Very high (about 16.7 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Aquolls

Percent of map unit: 5 percent
Landform: Swales
Hydric soil rating: Yes

Poudre

Percent of map unit: 5 percent
Hydric soil rating: No

105—Table Mountain loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: jpty
Elevation: 4,800 to 5,600 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 135 to 150 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Table mountain and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Table Mountain

Setting

Landform: Flood plains, stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

H1 - 0 to 36 inches: loam
H2 - 36 to 60 inches: loam, clay loam, silt loam
H2 - 36 to 60 inches:
H2 - 36 to 60 inches:

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 5.0
Available water storage in profile: Very high (about 18.0 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 3c
Hydrologic Soil Group: B

Ecological site: Overflow (R049XY036CO)
Hydric soil rating: No

Minor Components

Caruso
Percent of map unit: 7 percent
Hydric soil rating: No

Fluvaquentic haplustolls
Percent of map unit: 4 percent
Landform: Terraces
Hydric soil rating: Yes

Paoli
Percent of map unit: 4 percent
Hydric soil rating: No

136—Water

Map Unit Composition
Water: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Setting
Landform: Rivers, lakes

Minor Components

Aquents
Percent of map unit: 5 percent
Landform: Marshes
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

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COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

January 22, 2015

Thomas A Grego
Veeco Instruments
1 Terminal Dr
Plainview, NY 11803

RE: Notification of Hazardous Waste Activity
Veeco Instruments* - EPA ID #: *COD030437826

This letter will serve to inform you that the Hazardous Materials & Waste Management Division, Colorado Department of Health and Environment, has received correspondence notifying us of the changes to your company/facility as indicated below. This is an acknowledgement letter only; keep it for your files. The areas listed below have changed per your request:

- *Inactivated ID# - no longer in business-relocated out of state*

Any change in location would require a new Notification of Hazardous Waste Activity (EPA Form 8700-12) to be filed, as EPA ID numbers are location specific. Failure to have an EPA ID number for a new location or use of the wrong EPA ID number in shipping hazardous wastes may result in Enforcement Action under the Colorado Hazardous Waste Act (Sections 25-15-308 through 310, C.R.S.). In accordance with Part 99 of the Regulations, this office must be notified in writing at the above address if any of the following changes occur: 1) mailing address; 2) name of facility; 3) generator status or other notified activity; 4) contact name or phone number; 5) ownership; or 6) site is closed.

Please be aware that the handling and management of hazardous waste, including the generation, transportation, treatment, storage, and disposal of hazardous waste, is regulated under the Colorado Hazardous Waste Regulations (6 CCR 1007-3) Part 260 through 268; Part 2, 99 and 100. A copy of the *Guide to Generator Requirements of the Colorado Hazardous Waste Regulations* is available online at https://www.colorado.gov/pacific/cdphe/hwguidance select the link: "Applicable to all generators." And a copy of the regulations (6 CCR 1007-3) is available at https://www.colorado.gov/pacific/cdphe/hazardous-waste-regulations.

If you have any questions, or need further information, please contact me at (303) 692-3360.

Sincerely,

Laura Gurule
Hazardous Waste Notification Coordinator

M&E 1.6

RECEIVED
JAN 20 2015
HAZARDOUS MATERIALS
AND WASTE MANAGEMENT

Veeco
Terminal Drive, Plainview, NY 11803 • Phone (516) 349-8300 • Fax (516) 714-1200 • Internet www.veeco.com

January 09, 2015

COD030437826

Doug Knappe
Unit Leader
Colorado Department of Public Health & Environment
HMWMD-B2
4300 Cherry Creek Drive South
Denver, CO 80246

Dear Mr. Knappe:

This letter is to inform you that effective 01/01/2015 Veeco Instruments at 2330 E. Prospect, Fort Collins, CO 80525, will be no longer operating at this location. The company has decided to relocate all operations to its Plainview, NY location.

At this time there is no Veeco staff and all materials, tools and equipment have been relocated to our Plainview, NY site.

Please contact me should you have any questions or need additional information related to this notification.

Regards,

Thomas A. Grego

Thomas A. Grego CSP
Corporate Manager Environment, Health & Safety
Veeco Instruments
732-560-5300 x4174

OMB# 2050-0024; Expires 12/31/2014

SEND COMPLETED FORM TO: The Appropriate State or Regional Office.	United States Environmental Protection Agency **RCRA SUBTITLE C SITE IDENTIFICATION FORM**	
1. Reason for Submittal MARK ALL BOX(ES) THAT APPLY	**Reason for Submittal:** ☐ To provide an Initial Notification (first time submitting site identification information / to obtain an EPA ID number for this location) ☒ To provide a Subsequent Notification (to update site identification information for this location) ☐ As a component of a First RCRA Hazardous Waste Part A Permit Application ☐ As a component of a Revised RCRA Hazardous Waste Part A Permit Application (Amendment #_____) ☐ As a component of the Hazardous Waste Report (If marked, see sub-bullet below) ☐ Site was a TSD facility and/or generator of ≥1,000 kg of hazardous waste, >1 kg of acute hazardous waste, or >100 kg of acute hazardous waste spill cleanup in one or more months of the report year (or State equivalent LQG regulations)	
2. Site EPA ID Number	**EPA ID Number** c o d 0 3 0 4 3 7 8 2 6	
3. Site Name	**Name:** Veeco Instruments	
4. Site Location Information	**Street Address:** 2330 Prospect Street	
	City, Town, or Village: Fort Collins	**County:** Larimer
	State: CO **Country:** USA	**Zip Code:** 80525
5. Site Land Type	☑ Private ☐ County ☐ District ☐ Federal ☐ Tribal ☐ Municipal ☐ State ☐ Other	
6. NAICS Code(s) for the Site (at least 5-digit codes)	**A.** 3 3 4 4 1 3	**C.**
	B.	**D.**
7. Site Mailing Address	**Street or P.O. Box:** 2330 Prospect Street	
	City, Town, or Village: Fort Collins	
	State: CO **Country:** Larimer	**Zip Code:** 80525
8. Site Contact Person	**First Name:** Thomas **MI:** A **Last:** Grego	
	Title: Corporate Manager EH&S	
	Street or P.O. Box: 1 Terminal Drive	
	City, Town or Village: Plainview	
	State: NY **Country:**	**Zip Code:** 11803
	Email: tgrego@veeco.com	
	Phone: 732-560-5300 **Ext.:** 4174	**Fax:** 732-560-5301
9. Legal Owner and Operator of the Site	**A. Name of Site's Legal Owner:**	**Date Became Owner:**
	Owner Type: ☐ Private ☐ County ☐ District ☐ Federal ☐ Tribal ☐ Municipal ☐ State ☐ Other	
	Street or P.O. Box:	
	City, Town, or Village:	**Phone:**
	State: **Country:**	**Zip Code:**
	B. Name of Site's Operator:	**Date Became Operator:**
	Operator Type: ☐ Private ☐ County ☐ District ☐ Federal ☐ Tribal ☐ Municipal ☐ State ☐ Other	

EPA ID Number | c | o | d | 0 | 3 | 0 | 4 | 3 | 7 | 8 | 2 | 6 | OMB#: 2050-0024; Expires 12/31/2014

10. Type of Regulated Waste Activity (at your site)
Mark "Yes" or "No" for all current activities (as of the date submitting the form); complete any additional boxes as instructed.

A. Hazardous Waste Activities; Complete all parts 1-10.

Y☐ N☑ **1. Generator of Hazardous Waste**
If "Yes", mark only one of the following – a, b, or c.

☐ a. LQG: Generates, in any calendar month, 1,000 kg/mo (2,200 lbs./mo.) or more of hazardous waste; **or** Generates, in any calendar month, or accumulates at any time, more than 1 kg/mo (2.2 lbs./mo) of acute hazardous waste; **or** Generates, in any calendar month, **or** accumulates at any time, more than 100 kg/mo (220 lbs./mo) of acute hazardous spill cleanup material.

☐ b. SQG: 100 to 1,000 kg/mo (220 – 2,200 lbs./mo) of non-acute hazardous waste.

☐ c. CESQG: Less than 100 kg/mo (220 lbs./mo) of non-acute hazardous waste.

If "Yes" above, indicate other generator activities in 2-4.

Y☐ N☑ **2. Short-Term Generator** (generate from a short-term or one-time event and not from on-going processes). If "Yes", provide an explanation in the Comments section.

Y☐ N☑ **3. United States Importer of Hazardous Waste**

Y☐ N☑ **4. Mixed Waste (hazardous and radioactive) Generator**

Y☐ N☑ **5. Transporter of Hazardous Waste**
If "Yes", mark all that apply.

☐ a. Transporter

☐ b. Transfer Facility (at your site)

Y☐ N☑ **6. Treater, Storer, or Disposer of Hazardous Waste** Note: A hazardous waste Part B permit is required for these activities.

Y☐ N☑ **7. Recycler of Hazardous Waste**

Y☐ N☐ **8. Exempt Boiler and/or Industrial Furnace**
If "Yes", mark all that apply.

☐ a. Small Quantity On-site Burner Exemption

☐ b. Smelting, Melting, and Refining Furnace Exemption

Y☐ N☑ **9. Underground Injection Control**

Y☐ N☑ **10. Receives Hazardous Waste from Off-site**

B. Universal Waste Activities; Complete all parts 1-2.

Y☐ N☑ **1. Large Quantity Handler of Universal Waste (you accumulate 5,000 kg or more) [refer to your State regulations to determine what is regulated]. Indicate types of universal waste managed at your site. If "Yes", mark all that apply.**

a. Batteries ☐
b. Pesticides ☐
c. Mercury containing equipment ☐
d. Lamps ☐
e. Other (specify) _____ ☐
f. Other (specify) _____ ☐
g. Other (specify) _____ ☐

Y☐ N☑ **2. Destination Facility for Universal Waste**
Note: A hazardous waste permit may be required for this activity.

C. Used Oil Activities; Complete all parts 1-4.

Y☐ N☑ **1. Used Oil Transporter**
If "Yes", mark all that apply.

☐ a. Transporter

☐ b. Transfer Facility (at your site)

Y☐ N☑ **2. Used Oil Processor and/or Re-refiner**
If "Yes", mark all that apply.

☐ a. Processor

☐ b. Re-refiner

Y☐ N☑ **3. Off-Specification Used Oil Burner**

Y☐ N☑ **4. Used Oil Fuel Marketer**
If "Yes", mark all that apply.

☐ a. Marketer Who Directs Shipment of Off-Specification Used Oil to Off-Specification Used Oil Burner

☐ b. Marketer Who First Claims the Used Oil Meets the Specifications

EPA ID Number | c | o | d | 0 | 3 | 0 | 4 | 3 | 7 | 8 | 2 | 6 | OMB#: 2050-0024; Expires 12/31/2014

D. Eligible Academic Entities with Laboratories—Notification for opting into or withdrawing from managing laboratory hazardous wastes pursuant to 40 CFR Part 262 Subpart K

❖ You can **ONLY** Opt into Subpart K if:

- you are at least one of the following: a college or university; a teaching hospital that is owned by or has a formal affiliation agreement with a college or university; or a non-profit research institute that is owned by or has a formal affiliation agreement with a college or university; AND
- you have checked with your State to determine if 40 CFR Part 262 Subpart K is effective in your state

Y☐ N☑ 1. Opting into or currently operating under 40 CFR Part 262 Subpart K for the management of hazardous wastes in laboratories **See the item-by-item instructions for definitions of types of eligible academic entities. Mark all that apply:**

☐ a. College or University

☐ b. Teaching Hospital that is owned by or has a formal written affiliation agreement with a college or university

☐ c. Non-profit Institute that is owned by or has a formal written affiliation agreement with a college or university

Y☐ N☑ 2. Withdrawing from 40 CFR Part 262 Subpart K for the management of hazardous wastes in laboratories

11. Description of Hazardous Waste

A. Waste Codes for Federally Regulated Hazardous Wastes. Please list the waste codes of the Federal hazardous wastes handled at your site. List them in the order they are presented in the regulations (e.g., D001, D003, F007, U112). Use an additional page if more spaces are needed.

B. Waste Codes for State-Regulated (i.e., non-Federal) Hazardous Wastes. Please list the waste codes of the State-Regulated hazardous wastes handled at your site. List them in the order they are presented in the regulations. Use an additional page if more spaces are needed.

EPA ID Number | c | o | d | 0 | 3 | 0 | 4 | 3 | 7 | 8 | 2 | 6 | OMB#: 2050-0024; Expires 12/31/2014

12. Notification of Hazardous Secondary Material (HSM) Activity

Y☐ N☑ Are you notifying under 40 CFR 260.42 that you will begin managing, are managing, or will stop managing hazardous secondary material under 40 CFR 261.2(a)(2)(ii), 40 CFR 261.4(a)(23), (24), or (25)?

If "Yes", you must fill out the Addendum to the Site Identification Form: Notification for Managing Hazardous Secondary Material.

13. Comments

14. Certification. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations. For the RCRA Hazardous Waste Part A Permit Application, all owner(s) and operator(s) must sign (see 40 CFR 270.10(b) and 270.11).

Signature of legal owner, operator, or an authorized representative	Name and Official Title (type or print)	Date Signed (mm/dd/yyyy)
Thomas A. Grego	Thomas A. Grego	01/09/2015

EPA ID Number | c | o | d | 0 | 3 | 0 | 4 | 3 | 7 | 8 | 2 | 6 |

OMB#: 2050-0024; Expires 12/31/2014

10. Map

Attach to this application a topographical map, or other equivalent map, of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all spring, rivers, and other surface water bodies in this map area. See instructions for precise requirements.

11. Facility Drawing

All existing facilities must include a scale drawing of the facility (see instructions for more detail).

12. Photographs

All existing facilities must include photographs (aerial or ground-level) that clearly delineate all existing structures; existing storage, treatment, and disposal areas; and sites of future storage, treatment, or disposal areas (see instructions for more detail).

13. Comments

This letter is to inform you that effective 01/01/2015 Veeco Instruments at 2330 E. Prospect, Fort Collins, CO 80525, will be no longer operating at this location. The company has decided to relocate all operations to its Plainview, NY location.

At this time there is no Veeco staff and all materials, tools and equipment have been relocated to our Plainview, NY site.

Please contact me should you have any questions or need additional information related to this notification.

Regards,

Thomas A. Grego CSP
Corporate Manager Environment, Health & Safety
Veeco Instruments
732-560-5300 x4174

City Directory Report – Poudre River Library

2005

RR27 1901 - 2500 80525

-RIVERSIDE AVE INTS

1901 ★Sutherland Lumber 77 970.484.7107
2000 ★Bath Inc 77 970.484.5043
★Bath Landscape & Irrigation 00 970.484.5022
★Bath Nursery & Garden Center 89⊙970.484.5022
★First Baptist Church ..... +⊙970.484.5043

-TIMBERLINE RD INTS

2100 ★BMC West 90 970.482.1510
★BMC West Building Materials Center 03⊙970.482.1510

-SHARP POINT DR INTS

2290 Building
2 ★Prosthetic and Orthotic Group of Nor 97 970.416.9357
6 ★Rhoads Construction Inc . 88 970.482.2996
1 ★Riverside Technology Inc . 85 970.484.7573

-PROSPECT PKWY INTS

2310
♣Warren H Mesloh ..... 95 NP
B ★Mesloh Ullman Inc 91 970.484.7477
B ★TEC ..... +⊙970.484.7477
★♣ The Engineering Co ... 85⊙970.484.7477
2330 ★Veeco Instruments Inc ... 88 970.221.1807
★Veeco ION Tech ..... 82⊙970.221.1807
2362 ★♣ Ash Kenneth 97 970.495.4685
★♣Colorado Assocs For Play Thrapy 00 970.407.2774
★♣ Families IN Transition .. + 970.484.4087
★♣ Janet H Lammens LCSW + 970.498.4931
★♣ McComb Mary Alice PHD 04 970.224.1567
★♣ Reid John H LCSW 02 970.495.4689
★♣ Stephen Dunn 88 970.495.4692
★♣ Wright Janet LCSW 96 970.224.2207
2420 ★Fort Collins MRI 93 970.493.0567
2500 ★♣ Grant Lee B Jr 04 970.493.0112
★♣Healthsouth Rehabilitation Center 95 970.493.0161
★♣Loveland Orthopedic Center of The Ro 04 970.663.3975
★♣ McFerran Mark A ..... 00⊙970.493.0112
★♣ Steven D Coupens .... 94⊙970.493.0112
★♣ Trumper Rocci V ..... 04⊙970.493.0112

RR28 2620 - 5901 80525

2620 Building

2000

2310	★	Quocom Inc	.97	221-9416
	★	The Engineering	.95 ⊙	484-7477
2330	★	Ion Tech Inc	.95	221-1807
2362		J L Saperstone	¤	498-4932
	★	Moore Marv Ph D	.95	495-4690
	★	Ash Cele Cns Lcsw	.95	495-4685
	★	Ash Kenneth MD	.95 ⊙	495-4685
	★	Barnes Lisa Lcsw	.95	498-4934
	★	Dunn Stephen Lcsw	.95	495-4692
	★	Fort Collins Grp	.95	484-9220
	★	Moore Marv Group	.95 ⊙	484-9220
	★	Reid John H Lcsw	.95 ⊙	484-9220
	★	Reid John H Lcsw	.95	495-4689
	★	Sprstn Jsac Lcsw	¤	498-4932
	★	Seven Lakes Recvy	.95	484-0121
2420	★	Fort Collins Mri	.95	493-0567
2500	★	Beard Douglas W	.95	493-0112
	★	Doerschuk Sarah	.97 ⊙	493-0112
	★	Harvey Jack MD	.95 ⊙	493-0112
	★	Horstman J K MD	.95 ⊙	493-0112
	★	Johnson R V MD	.95 ⊙	493-0112
	★	Kindsfater Kirk	.95 ⊙	493-0112
	★	Magsamen B F MD	.95 ⊙	493-0112
	★	McFerran Mark A	.95 ⊙	493-0112
	★	Trumper Rocci V	.95 ⊙	493-0112
	★	Vandenhoven R P	.97 ⊙	493-0112
	★	Coupens S D MD	.95 ⊙	493-0112
	★	Duncan K H MD	.95 ⊙	493-0112
	★	Fort Clins Orthpdc	.95 ⊙	493-0112
	★	Grant Lee B Jr MD	.95 ⊙	493-0112
	★	Hlthsth Rehab Ctr	.95	493-0161
	★	Kaiser Dale MD	.95 ⊙	493-0112
	★	Martin Dale R MD	.95 ⊙	493-0112
	★	Orthpdc Ctr The	.95 ⊙	493-0112
	★	Sobel Roger M MD	.97 ⊙	493-0112
	★	Vanden Hvn Rymnd P	.95 ⊙	493-0112

1997

★ Plastic Surgical .95⊙493-7445
1730★ Teledyne Water Pik 95 484-1352
★ Water Pik . . . .95⊙484-1352
1800★ Ram Electronics .95 482-2600

● RR27 80525
1901★ Sutherlands . . .95 484-7107
2000★ Bath Landscape .95 484-5022
★ Bath Gardencenter 95⊙484-5022
★ Bath Power Eqp Ctr . . . .
95 484-5024
2100★ Bmc W Bldngmtrls 95 482-1510
★ Bmc W Bldg Mtrls ⌑⊙482-1510
2290★ The Neenan Co .95 493-8747
★ Old Army Press The . . . .
95 484-5535
★ Optical Audio . .95⊙484-5535
★ Process Analysts ⌑ 416-8650
2310★ Mesloh Warren .95 484-7477
★ The Engineering .95⊙484-7477
2330★ Ion Tech Inc . .95 221-1807
2362★ Ash Cele Cns . .95 495-4685
★ Ash Kenneth MD 95⊙495-4685
★ Barnes Lisa . . .95 498-4934
★ Dunn Stephen . .95 495-4692
★ Fort Collins Grp .95 484-9220
★ Freemole Carole 89 495-4687
★ Lammens Janet .95 498-4931
★ Moore Mary PHD 95 495-4690
★ Moore Mary . . .95⊙484-9220
★ Reid John H Lcsw 95⊙484-9220
★ Reid John H Lcsw 95 495-4689
★ Saperstone Jessica 95 498-4932
★ Seven Lakes . . .95 484-0121
2420★ Fort Collins Mri .95 493-0567
2500★ Beard Douglas W 95 493-0112
★ Coupens S D MD 95⊙493-0112
★ Duncan K H MD 95⊙493-0112
★ Fort Clins Orthpdc 95⊙493-0112
★ Grant Lee B Jr MD 95⊙493-0112

1988

	★ Bath Landscape	.84		484-5022
	★ Bath Nursery&Garden	.84	⊙	484-5022
	★ Bath Power Equipment	.84		484-5024
2100	★ Diamond Lumber Inc	.		482-1510
	★ Diamond Lumber	.85		667-2217
2290	★ Brain&Strategy New	.	-	493-9210
	★ Brain Technologies	.	-⊙	493-9210
	★ Dudley M Lynch	.	-⊙	493-9210
	★ F A Malyska Archtc	.83		493-8747
	★ NC Properties	.86		493-8748
	★ The Neenan Co	.83	⊙	493-8747
	★ The Old Army Press	.	-	484-5535
	★ Optical Audio	.86	⊙	484-5535
	★ Outdoor Advrtr Pro	.86	⊙	484-5535
	★ Willoughby Post	.86		224-5886
2310	★ Baker Instrument Co	.84		221-3150
	★ L A Wickham Archt	.86		493-2025
2330	★ Ion Tech Inc	.83		221-1807
	★ Moe Systems Inc	.83		221-0780
2362	★ Dr Kenneth H Ash	.84		484-9220
	★ Dr Barry R Berns	.84	⊙	484-9220
	★ Biofeedback Srvs	.86	⊙	484-9220
	★ Dan Dworkin	.86	⊙	484-9220
	★ Ft Collns Psychthr	.84	⊙	484-9220
	★ Nancy G Hauck	.86	⊙	484-9220
	★ Mary Moore Psycho	.84	⊙	484-9220
	★ John H Reid LSW 2	.84	⊙	484-9220
	★ 7 Lks Recvry Prgrm	.84		484-0121
	● RR 9			80525
3301	★ K L Breeden Trschg	.		484-6018
	★ Flatiron Paving Co	.		484-3257

APPENDIX E

Statement of Qualifications

National Inspection Services®

Commercial & Environmental
Stuart Professional Park
1136 East Stuart Street, Suite 4204
Fort Collins, Colorado 80525
(970) 482-1976 • Fax (970) 482-3388
E-mail: bill.warren@nationalinspection.net
www.nationalinspection.net

WILLIAM J. WARREN - ENVIRONMENTAL PROFESSIONAL

ENVIRONMENTAL AND COMMERCIAL BUILDING INSPECTION PROFESSIONAL

STATEMENT OF QUALIFICATIONS:

Education:

Graduate Program - Colorado State University 1973 - 1975 Environmental Biology, Biochemistry, Organic Chemistry, Microbiology, Physiology

Graduate Teaching Assistant – Colorado State University Department of Animal Science

Post Graduate – Oxford University, Oxford England

Advanced Management Program, Harvard Business School, 1990

Graduate – Harvard University School of Public Health – Indoor Environmental Health Studies Program

Work Experience:

National Inspection Services® – President, since 1975, our firm has produced over 85,000 written reports based on physical inspections, including over 1,500 Phase 1 environmental Site assessments, over 500 Phase 2 subsurface environmental investigations, over 500 geotechnical subsurface investigations, over 250 remedial site restoration projects and over 350 appearances as an expert witness in courts throughout the United States and internationally. Property condition assessments comprise the balance of our assignment library.

Professional Activities:

White House Environmental Policy Committee
1992 – 2000 HUD Environmental Policy Committee 1988 – 1992
EPA Indoor Air Quality Industry panel 1988 – 2002 Recipient: White House Lifetime Achievement Award for Radon Gas educational efforts presented by President Bill Clinton October 19, 1993
US Green Building Council formative panel
Environmental Education foundation – Board member 1998 – present
Environmental Support Solutions, Inc. – Board of Directors, NASDAQ listed company

Energy auditing program steering committee – 'Energy Score' – City of Fort Collins, CO
US Environmental protection Agency Region 8 Radon Team member
US Environmental Protection Agency Radon Cooperative Partnership Program member
US Environmental Protection Agency Building Air Quality Alliance
ASTM Committee member E–50 Environmental Site Assessment, Risk assessment, Risk Management and Corrective Action
ASTM Committee member E–50–02 Property Condition Assessment
ASTM Committee member E–50–04 Biological Fate, Risk Management & Corrective Actions
ASTM committee member E–47–09 Biological Effects and Environmental Fate
Previous board and panel member of numerous building code, national trade and professional associations, and bank boards of directors
American Arbitration Association Commercial panel
Addressed numerous real estate and legal groups at seminars, conferences, and conventions on hazardous materials, construction inspection and environmental applications internationally

<u>Publications:</u>

Inspector speaks Newsletter series 1998 – Present over 100 issues on environmental hazards, liability and quality issues
Vacant Movie Theatre Inspection Handbook – US Career institute 2003
Exhaustive variety of articles on environmental compliance issues, environmental due diligence, and related industry topics
Author – Time–Life "Fix–it–Yourself" series

William J. Warren is a unique highly accomplished individual with a multi-disciplinary background in engineering, law, environmental science and building construction technology. Mr. Warren regularly contributes his time and energies to various civic, community, and philanthropic endeavors. Mr. Warren is an accomplished author, expert witness, and building inspection pioneer. Mr. Warren enjoys a reputation as his industry's most published and recognized leader.

National Inspection Services®

Commercial & Environmental
Stuart Professional Park
1136 East Stuart Street, Suite 4204
Fort Collins, Colorado 80525
(970) 482-1976 • Fax (970) 482-3388
E-mail: noah.dantonio@nationalinspection.net
www.nationalinspection.net

NOAH M. D'ANTONIO - ENVIRONMENTAL PROFESSIONAL

STATEMENT OF QUALIFICATIONS:

Education:

Masters of Science, Geoenvironmental Studies, Shippensburg University 2008

Bachelor of Science, Geoenvironmental Studies, Shippensburg University 2006

Work Experience:

Mr. D'Antonio has more than five years of experience in the environmental field involving Phase I and Phase II environmental due diligence. Mr. D'Antonio has conducted hundreds of Phase I Environmental Site Assessments and Real Estate Transaction Screens for commercial, residential and industrial properties. Mr. D'Antonio has managed Phase II Subsurface Investigations, Site Characterization Studies, Indoor Air Analysis, and Underground Storage Tank removals and closure. Mr. D'Antonio has performed dozens of asbestos-containing materials and lead-based paint surveys for telecommunications sites and residential and commercial properties.

Certifications:

OSHA 40-Hour HAZWOPER Certification

Publications:

Long-term Evaluation of Benthic Macroinvertebrate Community Response to Watershed Urbanization: Valley Creek Watershed, Chester County, PA. *The Pennsylvania Geographer: Energy Resources. Journal of the Pennsylvania Geographical Society*. 46 (2): [71-95]

APPENDIX F

Disclaimer of Liability

National Inspection Services®

Commercial & Environmental

Stuart Professional Park
1136 East Stuart Street, Suite 4204
Fort Collins, Colorado 80525
(970) 482-1976 • Fax (970) 482-3388
E-mail: info@nationalinspection.net
www.nationalinspection.net

ADDENDUM TO AND DISCLAIMER OF LIABILITY FOR ENVIRONMENTAL INSPECTION AND REPORTING PRACTICES

The inspector, his consultants and staff do not guarantee or warrant **ANYTHING** regarding the attached performed environmental evaluation, the physical site inspection or the attached analysis report, beyond a reasonable diligence.

Test devices, equipment and test results, if any, utilized in the generation of this report were supplied by an E.P.A. approved analytical laboratory. All procedures used in the preparation of this report are in general accordance with the current E.P.A. protocols for inspecting, sampling, and analysis and reporting.

National Inspection Services®, William J. Warren & Son, LLC, William J. Warren and all associated personnel and vendors do not assume responsibility or liability, collectively and individually, for laboratory analysis results, or for any financial or health consequences of subsequent action of lack of action by clients or agents of clients, and noncompliance with recommended measure of abatement, if prescribed, shall be at the risk and responsibility of the recipient of recipients of the attached report.

For further information about the health safety implications of the results indicated, please contact your local, state, and federal building and health officials.

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APPENDIX G

Regulatory Database Report

GeoSearch
On time. On target. In touch.™

Radius Report

GeoLens by GeoSearch

Target Property:

Commercial Property
2330 E Prospect Rd
Fort Collins, Larimer County, Colorado 80524

Prepared For:

National Inspection Services

Order #: 122107
Job #: 279783
Project #: 2330 E Prospect
Date: 02/22/2019

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Unlocatable Report . . . . . See Attachment

Zip Report . . . . . See Attachment

Disclaimer

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Target Property Summary

Target Property Information

Commercial Property
2330 E Prospect Rd
Fort Collins, Colorado 80524

Coordinates
Area centroid (-105.03460, 40.5685797)
4,910 feet above sea level

USGS Quadrangle
Fort Collins, CO

Geographic Coverage Information

County/Parish: Larimer (CO)
ZipCode(s):
Fort Collins CO: 80524, 80525

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCO	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR08	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR08	5	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	1	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000

SUB-TOTAL		6	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR08	1	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSCO	2	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000

SUB-TOTAL		3	0	

Database Summary

STATE (CO) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENVIRONMENTAL REAL COVENANTS LIST	COVENANTS	0	0	TP/AP
HAZARDOUS WASTE SITES- GENERATOR	HWSG	1	0	0.1250
ABOVEGROUND STORAGE TANK FACILITIES	AST	1	0	0.2500
UNDERGROUND STORAGE TANK FACILITIES	UST	2	0	0.2500
HISTORICAL SOLID WASTE LANDFILLS	HISTSWLF	0	0	0.5000
LEAKING STORAGE TANK FACILITIES	LST	6	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS TRUST FUND SITES	LUSTTRUST	0	0	0.5000
SOLID WASTE FACILITIES	SWF	4	0	0.5000
VOLUNTARY CLEANUP AND REDEVELOPMENT PROGRAM SITES	VCRA	2	0	0.5000
HAZARDOUS WASTE SITES- CORRECTIVE ACTION	HWSCA	0	0	1.0000
SUPERFUND SITES	SF	0	0	1.0000
SUB-TOTAL		16	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ASBESTOS ABATEMENT AND DEMOLITION PROJECTS	ASBESTOS	2	0	TP/AP
COLORADO DISCHARGE PERMIT SYSTEM FACILITIES	CDPS	1	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
DRY CLEANING FACILITIES	CLEANERS	0	0	0.2500
AIR POLLUTION CONTROL DIVISION PERMITTED FACILITIES	APCDP	0	0	0.5000
HAZARDOUS WASTE SITES- TREATMENT, STORAGE & DISPOSAL	HWSTSD	0	0	0.5000
METHANE GAS STUDY SITES	METHANESITES	0	0	0.5000
URANIUM MILL TAILINGS SITES	UMTS	0	0	0.5000
SUB-TOTAL		3	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	

TOTAL		28	0	

Database Radius Summary

FEDERAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
ECHOR08	0.0200	1	NS	NS	NS	NS	NS	1
ERNSCO	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
FRSCO	0.0200	2	NS	NS	NS	NS	NS	2
HMIRSR08	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDESR08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR08	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
RCRANGR08	**0.1250**	**1**	**4**	**NS**	**NS**	**NS**	**NS**	**5**
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
DNPL	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
NLRRCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SEMSARCH	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
NMS	1.0000	0	0	0	0	0	NS	0
NPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
PNPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRAC	**1.0000**	**0**	**0**	**0**	**0**	**1**	**NS**	**1**
RCRASUBC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		4	4	0	0	1	0	9

Database Radius Summary

STATE (CO) LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ASBESTOS	0.0200	2	NS	NS	NS	NS	NS	2
CDPS	0.0200	1	NS	NS	NS	NS	NS	1
COVENANTS	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
HWSG	**0.1250**	**1**	**0**	**NS**	**NS**	**NS**	**NS**	**1**
AST	**0.2500**	**0**	**1**	**0**	**NS**	**NS**	**NS**	**1**
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
UST	**0.2500**	**0**	**1**	**1**	**NS**	**NS**	**NS**	**2**
APCDP	0.5000	0	0	0	0	NS	NS	0
HISTSWLF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
HWSTSD	0.5000	0	0	0	0	NS	NS	0
LST	**0.5000**	**0**	**2**	**1**	**3**	**NS**	**NS**	**6**
LUSTTRUST	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
METHANESITES	0.5000	0	0	0	0	NS	NS	0
SWF	**0.5000**	**0**	**0**	**1**	**3**	**NS**	**NS**	**4**
UMTS	0.5000	0	0	0	0	NS	NS	0
VCRA	**0.5000**	**0**	**0**	**0**	**2**	**NS**	**NS**	**2**
HWSCA	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
SF	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**

SUB-TOTAL		4	4	3	8	0	0	19

Database Radius Summary

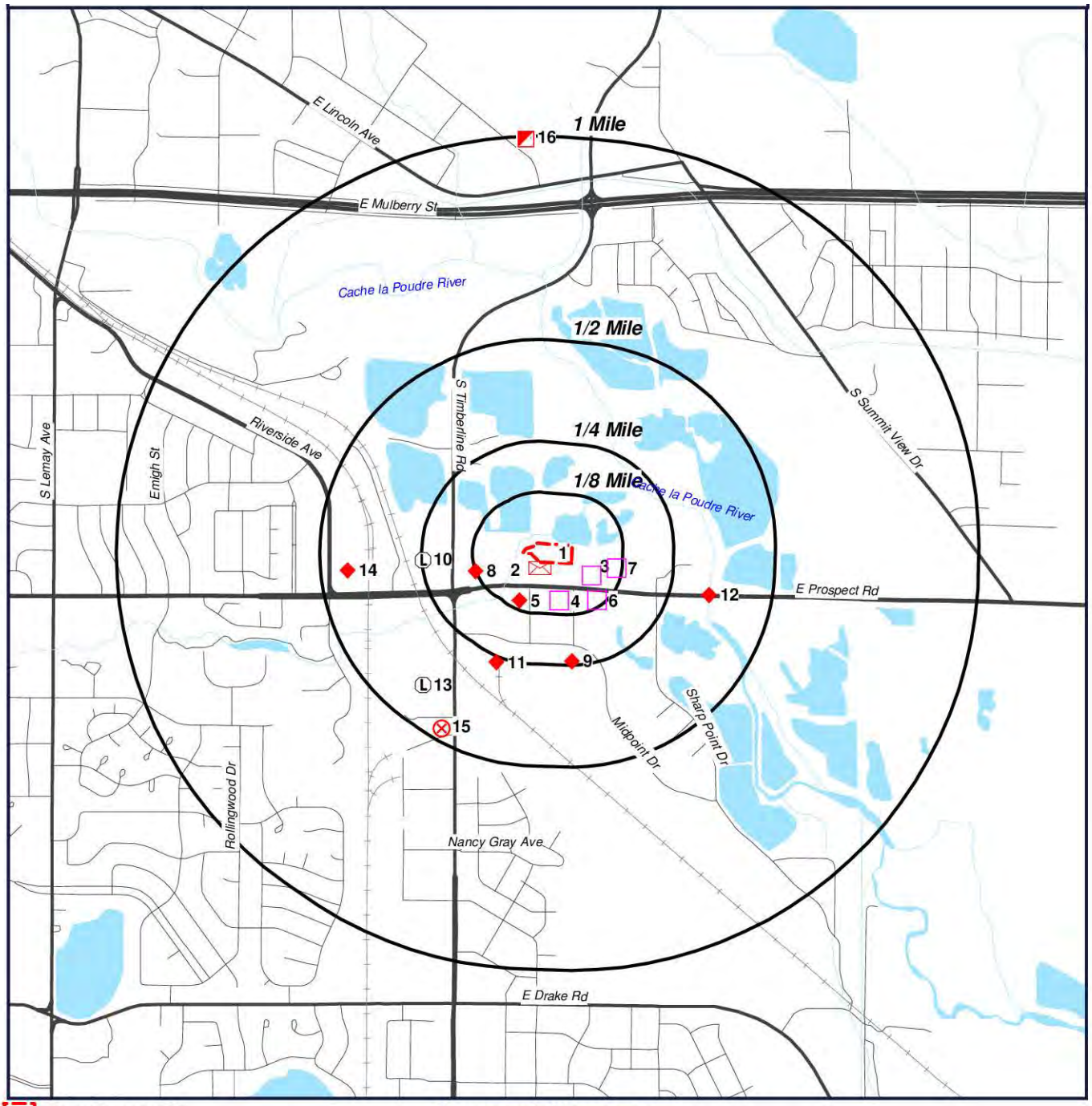
TRIBAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
LUSTR08	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ODINDIAN	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0
TOTAL		8	8	3	8	1	0	28

NOTES:
NS = NOT SEARCHED
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



Target Property (TP)
ASBESTOS
RCRANGR08
LST
SWF
VCRA
RCRAC

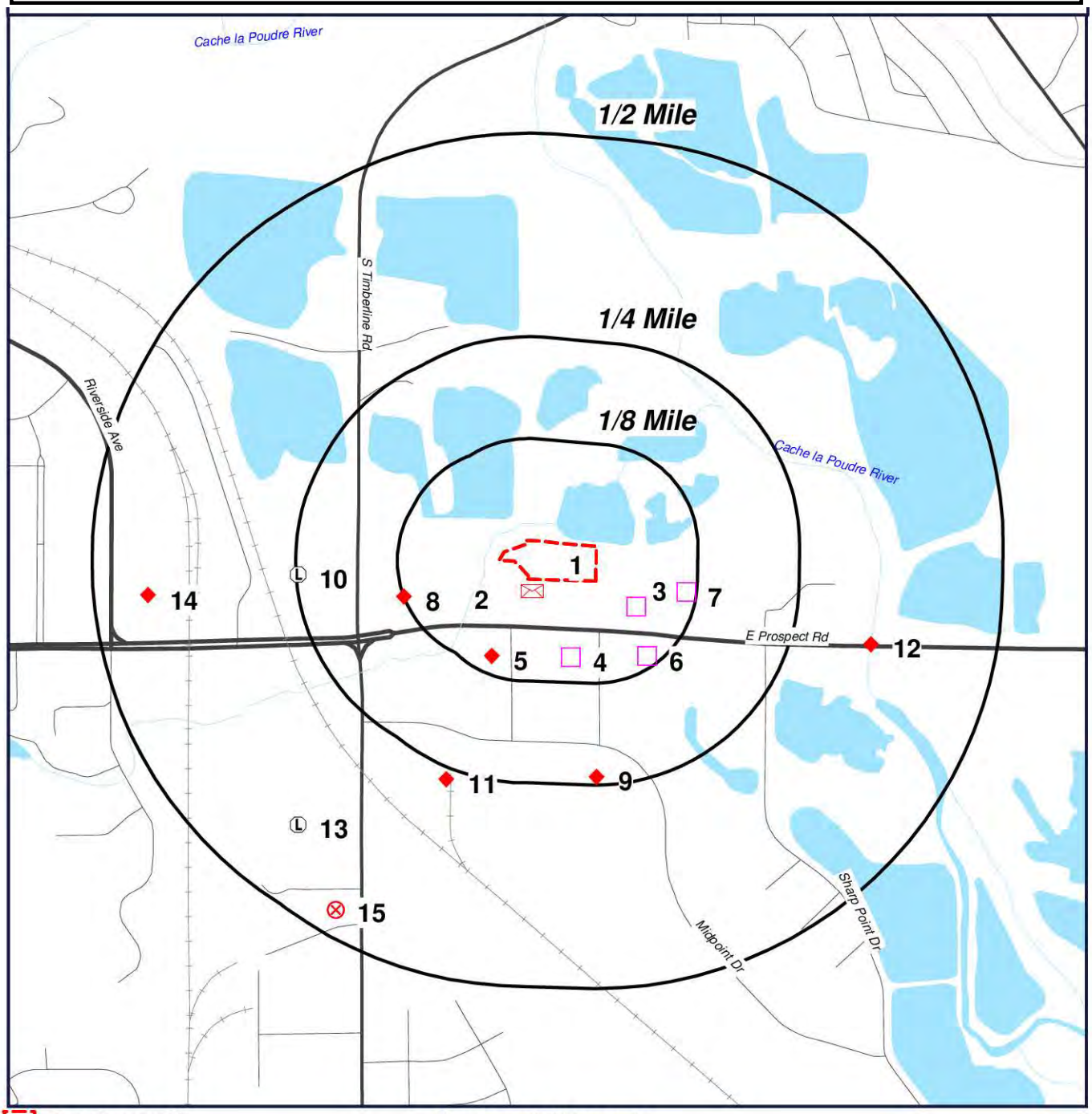
Commercial Property
2330 E Prospect Rd
Fort Collins, Colorado
80524

N
W E
S

0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Click here to access Satellite view

Radius Map 2



Target Property (TP)
ASBESTOS
RCRANGR08
LST
SWF
VCRA
RCRAC

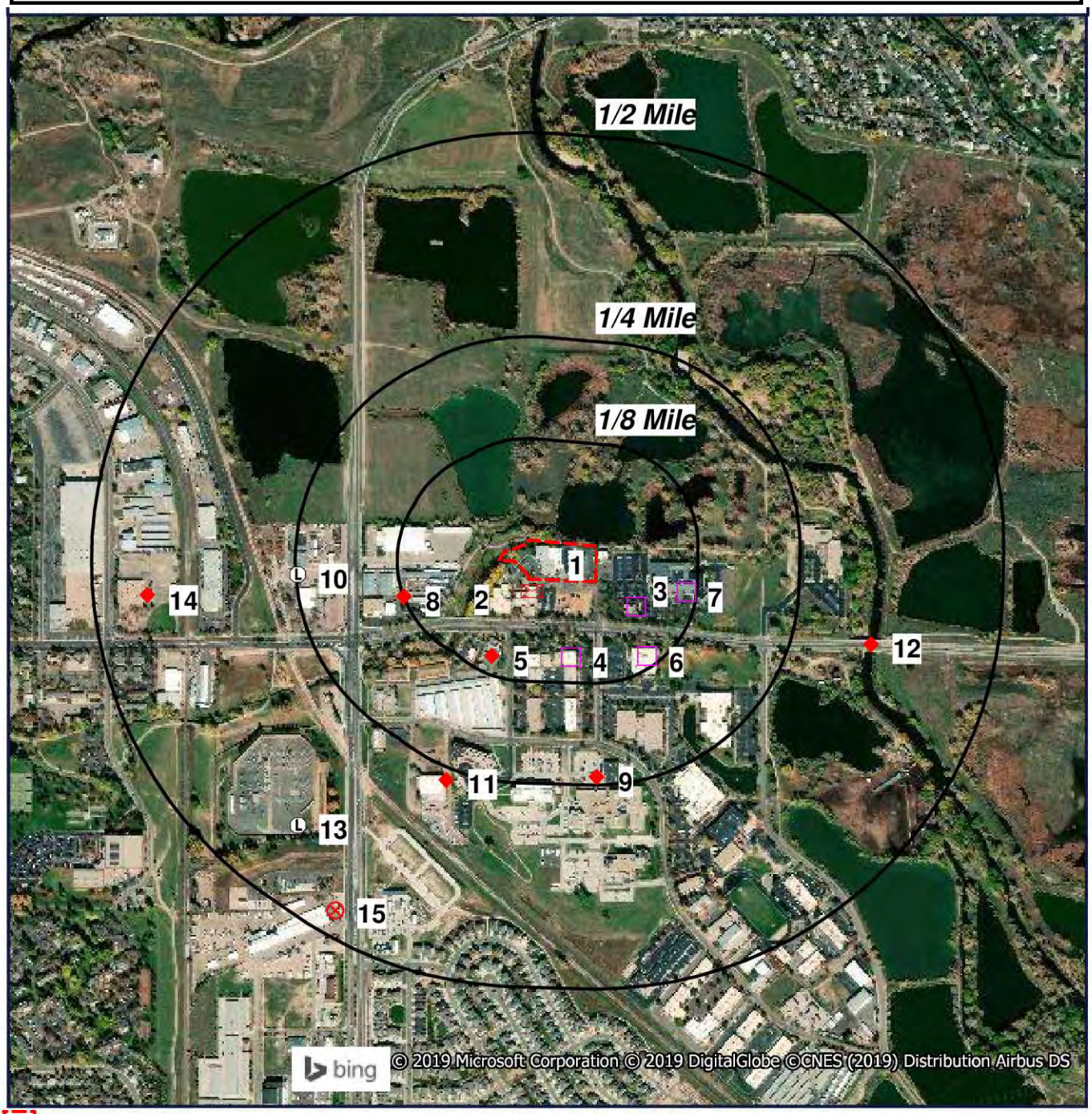
Commercial Property
2330 E Prospect Rd
Fort Collins, Colorado
80524

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Click here to access Satellite view

Ortho Map



Target Property (TP)
ASBESTOS
RCRANGR08
LST
SWF
VCRA
RCRAC

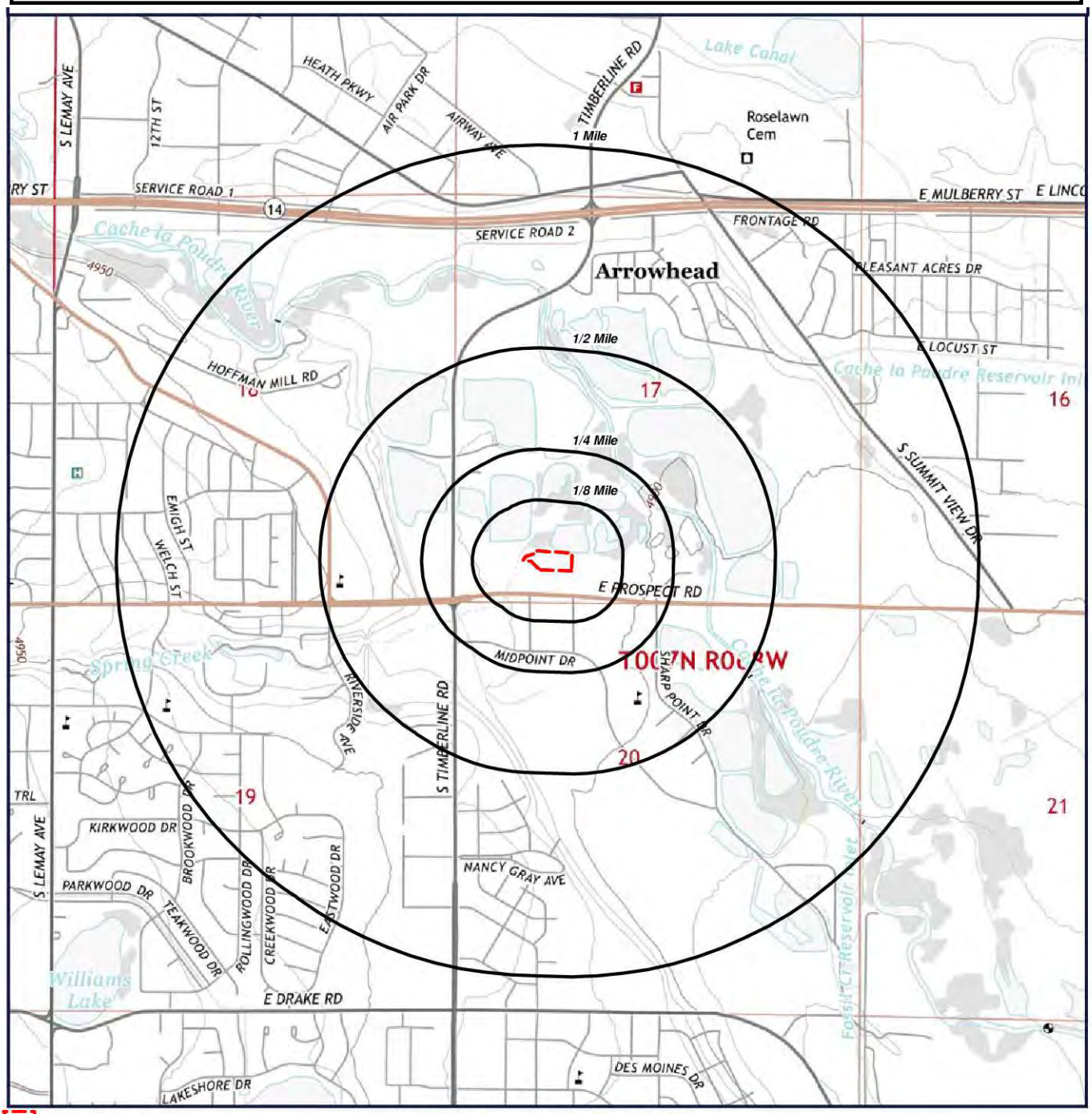
Quadrangle(s): Fort Collins
Commercial Property
2330 E Prospect Rd
Fort Collins, Colorado
80524

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Click here to access Satellite view

Topographic Map



Target Property (TP)

Quadrangle(s): Fort Collins
Source: USGS, 07/23/2013
Commercial Property
2330 E Prospect Rd
Fort Collins, Colorado
80524

N W E S

0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Click here to access Satellite view

Located Sites Summary

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	CDPS	CONOX0499	Equal (4,910 ft.)	TP	VEECO INSTRUMENTS	2330 E PROSPECT RD, FORT COLLINS, CO 80525	18
1	ECHOR08	110015848975	Equal (4,910 ft.)	TP	VEECO - FORT COLLINS	2330 E PROSPECT RD, FORT COLLINS, CO 80525	19
1	FRSCO	110015848975	Equal (4,910 ft.)	TP	VEECO - FORT COLLINS	2330 E PROSPECT RD, FORT COLLINS, CO 80525	20
1	FRSCO	110059623368	Equal (4,910 ft.)	TP	ION TECH, INC.	2330 E. PROSPECT RD., FORT COLLINS, CO 80525	21
1	***HWSG***	***COD030437826***	***Equal (4,910 ft.)***	***TP***	***VEECO - FORT COLLINS***	***2330 EAST PROSPECT, FORT COLLINS, CO 80525***	***22***
1	***RCRANGR08***	***COD030437826***	***Equal (4,910 ft.)***	***TP***	***VEECO - FORT COLLINS***	***2330 E PROSPECT RD, FORT COLLINS, CO 80525***	***23***
2	ASBESTOS	2536811418	Equal (4,910 ft.)	0.015 mi. S (79 ft.)	HILLSIDE CONSTRUCTION, INC.	2310 E. PROSPECT RD., FORT COLLINS, CO	25
2	ASBESTOS	4108187628	Equal (4,910 ft.)	0.015 mi. S (79 ft.)	MOUNTAIN SAGE ACADEMY	2310 E. PROSPECT RD., FT. COLLINS, CO	26
3	***RCRANGR08***	***COD983800194***	***Lower (4,906 ft.)***	***0.06 mi. ESE (317 ft.)***	***FORT COLLINS MRI***	***2420 E PROSPECT, FORT COLLINS, CO 80525***	***27***
4	***RCRANGR08***	***COR000212084***	***Lower (4,907 ft.)***	***0.095 mi. S (502 ft.)***	***GLOBAL PEPTIDE SERVICES LLC***	***1601 PROSPECT PKWY UNIT I, FORT COLLINS, CO 80525***	***28***
5	***LST***	***15938LST***	***Higher (4,911 ft.)***	***0.103 mi. SSW (544 ft.)***	***ZOOM MART***	***1603 SPECHT POINT RD, FORT COLLINS, CO 80525***	***30***
5	***UST***	***15938***	***Higher (4,911 ft.)***	***0.103 mi. SSW (544 ft.)***	***ZOOM MART***	***1603 SPECHT POINT RD, FORT COLLINS, CO 80525***	***31***
6	***RCRANGR08***	***COD021192422***	***Lower (4,906 ft.)***	***0.113 mi. SE (597 ft.)***	***ADVANCED ENERGY INDUSTRIES INC***	***1600 PROSPECT PKWY, FORT COLLINS, CO 80525***	***32***
7	***RCRANGR08***	***COR000246983***	***Lower (4,905 ft.)***	***0.113 mi. E (597 ft.)***	***ORTHOPEDIC AND SPINE CENTER OF THE ROCKIES-ASC***	***2500 E PROSPECT RD, FORT COLLINS, CO 80525***	***33***
8	***AST***	***13988AST***	***Equal (4,910 ft.)***	***0.124 mi. WSW (655 ft.)***	***DIAMOND LUMBER CO***	***2100 PROSPECT ST, FORT COLLINS, CO 80525***	***35***
8	***LST***	***13988LST***	***Equal (4,910 ft.)***	***0.125 mi. WSW (660 ft.)***	***DIAMOND LUMBER CO***	***2100 PROSPECT ST, FORT COLLINS, CO 80525***	***36***
9	***LST***	***2104LST***	***Lower (4,908 ft.)***	***0.24 mi. S (1267 ft.)***	***LARIMER COUNTY DETENTION CENTER***	***2405 MIDPOINT DR, FORT COLLINS, CO 80525***	***37***
9	***UST***	***2104***	***Lower (4,908 ft.)***	***0.24 mi. S (1267 ft.)***	***LARIMER COUNTY DETENTION CENTER***	***2405 MIDPOINT DR, FORT COLLINS, CO 80525***	***38***
10	***SWF***	***2784WTR***	***Higher (4,913 ft.)***	***0.248 mi. W (1309 ft.)***	***BATH INC***	***2000 E PROSPECT ROA, FORT COLLINS, CO***	***39***
11	***LST***	***13983LST***	***Higher (4,911 ft.)***	***0.265 mi. SSW (1399 ft.)***	***NOR-COLORADO DISTRIBUTING CO***	***2155 MIDPOINT, FORT COLLINS, CO 80525***	***40***
12	***LST***	***15437LST***	***Lower (4,891 ft.)***	***0.347 mi. E (1832 ft.)***	***CITY OF FORT COLLINS - RIVERBEND PONDS***	***S OF PROSPECT RD E OF CACHE LA, FORT COLLINS, CO 80526***	***41***
13	***SWF***	***3726012123REC***	***Higher (4,920 ft.)***	***0.407 mi. SW (2149 ft.)***	***CITY OF FORT COLLINS***	***1809 SOUTH TIMBERLINE ROAD, FORT COLLINS, CO 80525***	***42***

Located Sites Summary

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
14	LST	1651LST	Higher (4,949 ft.)	0.433 mi. W (2286 ft.)	FORT COLLINS SERVICE CENTER	1800 E PROSPECT RD, FORT COLLINS, CO 80525	43
15	SWF	1887WTR	Higher (4,946 ft.)	0.467 mi. SW (2466 ft.)	ROCKY MOUNTAIN TRUCK AND TRAILER	1925 S. TIMBERLINE R, FORT COLLINS, CO	44
15	SWF	2203WTR	Higher (4,946 ft.)	0.467 mi. SW (2466 ft.)	COMMUNITY AUTOMOTIVE CENTER, IN	1925 TIMBERLINE ROA, FORT COLLINS, CO	45
15	VCRA	940906-1	Higher (4,946 ft.)	0.467 mi. SW (2466 ft.)	LONE STAR STEEL/FT. COLLINS PIPE	1925 TIMBERLINE DR., FORT COLLINS, CO 80525	46
15	VCRA	940906-2	Higher (4,946 ft.)	0.467 mi. SW (2466 ft.)	LONE STAR STEEL/FT. COLLINS PIPE	1925 TIMBERLINE DR., FORT COLLINS, CO 80525	47
16	RCRAC	COR000213603	Higher (4,922 ft.)	0.996 mi. N (5259 ft.)	FORT COLLINS DOWNTOWN AIRPORT	2200 AIRWAY AVE, FORT COLLINS, CO 80524	48

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 4910 ft.

*NOTE: Standard environmental records are displayed in **bold**.*

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	CDPS	4,910 ft.	VEECO INSTRUMENTS	2330 E PROSPECT RD, FORT COLLINS, CO 80525	18
1	ECHOR08	4,910 ft.	VEECO - FORT COLLINS	2330 E PROSPECT RD, FORT COLLINS, CO 80525	19
1	FRSCO	4,910 ft.	VEECO - FORT COLLINS	2330 E PROSPECT RD, FORT COLLINS, CO 80525	20
1	FRSCO	4,910 ft.	ION TECH, INC.	2330 E. PROSPECT RD., FORT COLLINS, CO 80525	21
1	***HWSG***	***4,910 ft.***	***VEECO - FORT COLLINS***	***2330 EAST PROSPECT, FORT COLLINS, CO 80525***	***22***
1	***RCRANGR08***	***4,910 ft.***	***VEECO - FORT COLLINS***	***2330 E PROSPECT RD, FORT COLLINS, CO 80525***	***23***
2	ASBESTOS	4,910 ft.	HILLSIDE CONSTRUCTION, INC.	2310 E. PROSPECT RD., FORT COLLINS, CO	25
2	ASBESTOS	4,910 ft.	MOUNTAIN SAGE ACADEMY	2310 E. PROSPECT RD., FT. COLLINS, CO	26
5	***LST***	***4,911 ft.***	***ZOOM MART***	***1603 SPECHT POINT RD, FORT COLLINS, CO 80525***	***30***
5	***UST***	***4,911 ft.***	***ZOOM MART***	***1603 SPECHT POINT RD, FORT COLLINS, CO 80525***	***31***
8	***AST***	***4,910 ft.***	***DIAMOND LUMBER CO***	***2100 PROSPECT ST, FORT COLLINS, CO 80525***	***35***
8	***LST***	***4,910 ft.***	***DIAMOND LUMBER CO***	***2100 PROSPECT ST, FORT COLLINS, CO 80525***	***36***
10	***SWF***	***4,913 ft.***	***BATH INC***	***2000 E PROSPECT ROA, FORT COLLINS, CO***	***39***
11	***LST***	***4,911 ft.***	***NOR-COLORADO DISTRIBUTING CO***	***2155 MIDPOINT, FORT COLLINS, CO 80525***	***40***
13	***SWF***	***4,920 ft.***	***CITY OF FORT COLLINS***	***1809 SOUTH TIMBERLINE ROAD, FORT COLLINS, CO 80525***	***42***
14	***LST***	***4,949 ft.***	***FORT COLLINS SERVICE CENTER***	***1800 E PROSPECT RD, FORT COLLINS, CO 80525***	***43***
15	***SWF***	***4,946 ft.***	***ROCKY MOUNTAIN TRUCK AND TRAILER***	***1925 S. TIMBERLINE R, FORT COLLINS, CO***	***44***
15	***SWF***	***4,946 ft.***	***COMMUNITY AUTOMOTIVE CENTER, IN***	***1925 TIMBERLINE ROA, FORT COLLINS, CO***	***45***
15	***VCRA***	***4,946 ft.***	***LONE STAR STEEL/FT. COLLINS PIPE***	***1925 TIMBERLINE DR., FORT COLLINS, CO 80525***	***46***
15	***VCRA***	***4,946 ft.***	***LONE STAR STEEL/FT. COLLINS PIPE***	***1925 TIMBERLINE DR., FORT COLLINS, CO 80525***	***47***
16	***RCRAC***	***4,922 ft.***	***FORT COLLINS DOWNTOWN AIRPORT***	***2200 AIRWAY AVE, FORT COLLINS, CO 80524***	***48***

LOWER ELEVATION

Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
Map ID#	Database Name	Elevation	Site Name	Address	Page #
3	RCRANGR08	4,906 ft.	FORT COLLINS MRI	2420 E PROSPECT, FORT COLLINS, CO 80525	27
4	RCRANGR08	4,907 ft.	GLOBAL PEPTIDE SERVICES LLC	1601 PROSPECT PKWY UNIT I, FORT COLLINS, CO 80525	28
6	RCRANGR08	4,906 ft.	ADVANCED ENERGY INDUSTRIES INC	1600 PROSPECT PKWY, FORT COLLINS, CO 80525	32
7	RCRANGR08	4,905 ft.	ORTHOPEDIC AND SPINE CENTER OF THE ROCKIES-ASC	2500 E PROSPECT RD, FORT COLLINS, CO 80525	33
9	LST	4,908 ft.	LARIMER COUNTY DETENTION CENTER	2405 MIDPOINT DR, FORT COLLINS, CO 80525	37
9	UST	4,908 ft.	LARIMER COUNTY DETENTION CENTER	2405 MIDPOINT DR, FORT COLLINS, CO 80525	38
12	LST	4,891 ft.	CITY OF FORT COLLINS - RIVERBEND PONDS	S OF PROSPECT RD E OF CACHE LA, FORT COLLINS, CO 80526	41

Colorado Discharge Permit System Facilities (CDPS)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 4,910 ft. (Equal to TP)

SITE INFORMATION

PERMIT NUMBER: **CONOX0499**
SITE NAME: **VEECO INSTRUMENTS**
ADDRESS: **2330 E PROSPECT RD**
FORT COLLINS, CO 80525
PERMIT TYPE: **CONOX000-NO EXPOSURE CERTIFICATION FOR EXCLUSION FROM CDPS STORMWATER PERMITTING**
PERMITTEE: **VEECO INSTRUMENTS**
PERMIT EFFECTIVE: **9/5/2013**
STREAM SEGMENT: **NOT REPORTED**
LEGAL NAME: **NOT REPORTED**
LEGAL TITLE: **NOT REPORTED**
FACILITY CONTACT NAME: **NOT REPORTED**
DMR NAME: **NOT REPORTED**
DMR ORGANIZATION: **NOT REPORTED**
DMR TITLE: **NOT REPORTED**
DATE RENEW: **NOT REPORTED**
FY10 ANNUAL REPORT RECEIVED: **NOT REPORTED**
SITE RECEIVING WATERS: **NOT REPORTED**
IMPAIRED WITH TOTAL MAXIMUM DAILY LOAD : **NOT REPORTED**
IMPAIRED WITHOUT TOTAL MAXIMUM DAILY LOAD : **NOT REPORTED**
THREATENED AND ENDANGERED SPECIES : **NOT REPORTED**

Back to Report Summary

Enforcement and Compliance History Information (ECHOR08)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 4,910 ft. (Equal to TP)

FACILITY INFORMATION

UNIQUE ID: **110015848975**
REGISTRY ID: **110015848975**
NAME: **VEECO - FORT COLLINS**
ADDRESS: **2330 E PROSPECT RD**
FORT COLLINS, CO 80525
COUNTY: **LARIMER**
FACILITY LINK: *Facility Detail Report*

Back to Report Summary

Facility Registry System (FRSCO)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 4,910 ft. (Equal to TP)

FACILITY INFORMATION

REGISTRY ID: **110015848975**

NAME: **VEECO - FORT COLLINS**

LOCATION ADDRESS: **2330 E PROSPECT RD**
FORT COLLINS, CO 80525

COUNTY: **LARIMER**

EPA REGION: **08**

FEDERAL FACILITY: **NOT REPORTED**

TRIBAL LAND: **NOT REPORTED**

ALTERNATIVE NAME/S:

VEECO - FORT COLLINS

PROGRAM/S LISTED FOR THIS FACILITY

RCRAINFO - RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
ECOMAP - COLORADO

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

332999 - ALL OTHER MISCELLANEOUS FABRICATED METAL PRODUCT MANUFACTURING.
335999 - ALL OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AND COMPONENT MANUFACTURING.
33271 - MACHINE SHOPS
332999 - ALL OTHER MISCELLANEOUS FABRICATED METAL PRODUCT MANUFACTURING.
335999 - ALL OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AND COMPONENT MANUFACTURING.
332710 - MACHINE SHOPS.
332999 - ALL OTHER MISCELLANEOUS FABRICATED METAL PRODUCT MANUFACTURING.
33271 - MACHINE SHOPS
335999 - ALL OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AND COMPONENT MANUFACTURING.

Back to Report Summary

Facility Registry System (FRSCO)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 4,910 ft. (Equal to TP)

FACILITY INFORMATION

REGISTRY ID: **110059623368**

NAME: **ION TECH, INC.**

LOCATION ADDRESS: **2330 E. PROSPECT RD.**
FORT COLLINS, CO 80525

COUNTY: **LARIMER**

EPA REGION: **08**

FEDERAL FACILITY: **NOT REPORTED**

TRIBAL LAND: **NOT REPORTED**

ALTERNATIVE NAME/S:
NO ALTERNATIVE NAME(S) LISTED FOR THIS FACILITY

PROGRAM/S LISTED FOR THIS FACILITY
OSHA-OIS - OSHA-OIS

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)
NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)
334419 - OTHER ELECTRONIC COMPONENT MANUFACTURING.

Back to Report Summary

Hazardous Waste Sites- Generator (HWSG)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 4,910 ft. (Equal to TP)

SITE INFORMATION

FACILITY LINK: *RCRAInfo*
EPA ID: **COD030437826**
SITE NAME: **VEECO - FORT COLLINS**
SITE ADDRESS: **2330 EAST PROSPECT**
FORT COLLINS, CO 80525
SITE COUNTY: **GRAND**
FACILITY TYPE: **SQG**
STATUS: **ACTIVE**

Back to Report Summary

Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 4,910 ft. (Equal to TP)

FACILITY INFORMATION

EPA ID#: **COD030437826**
NAME: **VEECO - FORT COLLINS**
ADDRESS: **2330 E PROSPECT RD**
FORT COLLINS, CO 80525
CONTACT NAME: **DAVE W CROWLEY**
CONTACT ADDRESS: **2330 E PROSPECT RD**
FORT COLLINS CO 80525
CONTACT PHONE: **970-221-1807**
NON-NOTIFIER: **NOT A NON-NOTIFIER**
DATE RECEIVED BY AGENCY: **01/20/2015**

OWNER TYPE: **PRIVATE**
OWNER NAME: **VEECO**
OPERATOR TYPE: **PRIVATE**
OPERATOR NAME: **VEECO - FORT COLLINS**

CERTIFICATION

CERTIFICATION NAME:	CERTIFICATION TITLE:	CERTIFICATION SIGNED DATE:
THOMAS A GREGO	**CORPORAT MGR EHS**	**01/09/2015**
DAVE W CROWLEY	**FACILITIES MANAGER**	**08/11/2003**
MATTHEW ABBENE	**VP/GM**	**05/14/2003**
MATTHEW ABBENE	**VP/GM**	**11/06/2002**

INDUSTRY CLASSIFICATION (NAICS)

33271 - MACHINE SHOPS
332999 - ALL OTHER MISCELLANEOUS FABRICATED METAL PRODUCT MANUFACTURING
335999 - ALL OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AND COMPONENT MANUFACTURING

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **01/22/2015**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**
MIXED WASTE GENERATOR: **NO**
RECYCLER: **NO**
TRANSPORTER: **NO**
ONSITE BURNER EXEMPTION: **NO**
FURNACE EXEMPTION: **NO**
USED OIL REFINER: **NO**
USED OIL TRANSFER FACILITY: **NO**

UNDERGROUND INJECTION: **NO**
UNIVERSAL WASTE DESTINATION FACILITY: **NO**
TRANSFER FACILITY: **NO**
USED OIL FUEL BURNER: **NO**
USED OIL PROCESSOR: **NO**
USED OIL FUEL MARKETER TO BURNER: **NO**
SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS
08/11/2003 **CEI COMPLIANCE EVALUATION INSPECTION ON-SITE**

VIOLATIONS **- NO VIOLATIONS REPORTED -**

ENFORCEMENTS **- NO ENFORCEMENTS REPORTED -**

HAZARDOUS WASTE

D000	
D001	**IGNITABLE WASTE**
D002	**CORROSIVE WASTE**
D003	**REACTIVE WASTE**
D008	**LEAD**
D009	**MERCURY**
F003	**THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.**

UNIVERSAL WASTE **- NO UNIVERSAL WASTE REPORTED -**

CORRECTIVE ACTION AREA **- NO CORRECTIVE ACTION AREA INFORMATION REPORTED -**

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

Back to Report Summary

Asbestos Abatement and Demolition Projects (ASBESTOS)

MAP ID# 2

Distance from Property: 0.015 mi. (79 ft.) S
Elevation: 4,910 ft. (Equal to TP)

SITE INFORMATION

GEOSEARCH ID: **2536811418**
CONTRACTOR NAME: **HILLSIDE CONSTRUCTION, INC.**
ADDRESS: **2310 E. PROSPECT RD.**
FORT COLLINS, CO
PROJECT TYPE: **DEMOLITION PROJECT**

SITE DETAILS

PERMIT NUMBER: **13LR1549D**
PERMIT BEGIN DATE: **05/01/13**
SQUARE FEET: **NOT REPORTED**

Back to Report Summary

Asbestos Abatement and Demolition Projects (ASBESTOS)

MAP ID# 2

Distance from Property: 0.015 mi. (79 ft.) S
Elevation: 4,910 ft. (Equal to TP)

SITE INFORMATION

GEOSEARCH ID: **4108187628**
CONTRACTOR NAME: **MOUNTAIN SAGE ACADEMY**
ADDRESS: **2310 E. PROSPECT RD.**
FT. COLLINS, CO
PROJECT TYPE: **ASBESTOS ABATEMENT PROJECT**

SITE DETAILS

PERMIT NUMBER: **SCHOOL 14**
PERMIT BEGIN DATE: **03/04/14**
SQUARE FEET: **NOT REPORTED**

Back to Report Summary

Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

MAP ID# 3

Distance from Property: 0.06 mi. (317 ft.) ESE
Elevation: 4,906 ft. (Lower than TP)

FACILITY INFORMATION

EPA ID#: **COD983800194**
NAME: **FORT COLLINS MRI**
ADDRESS: **2420 E PROSPECT**
FORT COLLINS, CO 80525
CONTACT NAME: **JON BAILLIE**
CONTACT ADDRESS: **2420 E PROSPECT**
FORT COLLINS CO 80525
CONTACT PHONE: **303-493-0567**
NON-NOTIFIER: **NOT A NON-NOTIFIER**
DATE RECEIVED BY AGENCY: **10/31/2000**

OWNER TYPE: **PRIVATE**
OWNER NAME: **MARIN RAD MEDICAL GROUP**
OPERATOR TYPE: **NOT REPORTED**
OPERATOR NAME: **NOT REPORTED**

CERTIFICATION **- NO CERTIFICATION REPORTED -**

INDUSTRY CLASSIFICATION (NAICS) **- NO NAICS INFORMATION REPORTED -**

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **12/07/2000**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**
MIXED WASTE GENERATOR: **NO**
RECYCLER: **NO**
TRANSPORTER: **NO**
ONSITE BURNER EXEMPTION: **NO**
FURNACE EXEMPTION: **NO**
USED OIL REFINER: **NO**
USED OIL TRANSFER FACILITY: **NO**

UNDERGROUND INJECTION: **NO**
UNIVERSAL WASTE DESTINATION FACILITY: **NO**
TRANSFER FACILITY: **NO**
USED OIL FUEL BURNER: **NO**
USED OIL PROCESSOR: **NO**
USED OIL FUEL MARKETER TO BURNER: **NO**
SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS **- NO EVALUATIONS REPORTED -**
VIOLATIONS **- NO VIOLATIONS REPORTED -**
ENFORCEMENTS **- NO ENFORCEMENTS REPORTED -**

HAZARDOUS WASTE

D000
D011 SILVER

UNIVERSAL WASTE **- NO UNIVERSAL WASTE REPORTED -**

CORRECTIVE ACTION AREA **- NO CORRECTIVE ACTION AREA INFORMATION REPORTED -**

CORRECTIVE ACTION EVENT
NO CORRECTIVE ACTION EVENT(S) REPORTED

Back to Report Summary

Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

MAP ID# 4

Distance from Property: 0.095 mi. (502 ft.) S
Elevation: 4,907 ft. (Lower than TP)

FACILITY INFORMATION

EPA ID#: **COR000212084**
NAME: **GLOBAL PEPTIDE SERVICES LLC**
ADDRESS: **1601 PROSPECT PKWY UNIT I**
FORT COLLINS, CO 80525
CONTACT NAME: **JINNY BRADLEY**
CONTACT ADDRESS: **1601 PROSPECT PKWY UNIT I**
FORT COLLINS CO 80525
CONTACT PHONE: **970-494-4483**
NON-NOTIFIER: **NOT A NON-NOTIFIER**
DATE RECEIVED BY AGENCY: **11/14/2007**

OWNER TYPE: **PRIVATE**
OWNER NAME: **WW REYNOLDS**
OPERATOR TYPE: **PRIVATE**
OPERATOR NAME: **GLOBAL PEPTIDE SERVICES LLC**

CERTIFICATION

CERTIFICATION NAME:	CERTIFICATION TITLE:	CERTIFICATION SIGNED DATE:
JOHN PHIPPS	**MGR**	**11/09/2007**
JOHN PHIPPS	**MGR**	**09/15/2005**

INDUSTRY CLASSIFICATION (NAICS)
115112 - SOIL PREPARATION, PLANTING, AND CULTIVATING

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **11/15/2007**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**
MIXED WASTE GENERATOR: **NO**
RECYCLER: **NO**
TRANSPORTER: **NO**
ONSITE BURNER EXEMPTION: **NO**
FURNACE EXEMPTION: **NO**
USED OIL REFINER: **NO**
USED OIL TRANSFER FACILITY: **NO**

UNDERGROUND INJECTION: **NO**
UNIVERSAL WASTE DESTINATION FACILITY: **NO**
TRANSFER FACILITY: **NO**
USED OIL FUEL BURNER: **NO**
USED OIL PROCESSOR: **NO**
USED OIL FUEL MARKETER TO BURNER: **NO**
SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS **- NO EVALUATIONS REPORTED -**
VIOLATIONS **- NO VIOLATIONS REPORTED -**
ENFORCEMENTS **- NO ENFORCEMENTS REPORTED -**

HAZARDOUS WASTE

- NO HAZARDOUS WASTE INFORMATION REPORTED -
UNIVERSAL WASTE **- NO UNIVERSAL WASTE REPORTED -**
CORRECTIVE ACTION AREA **- NO CORRECTIVE ACTION AREA INFORMATION REPORTED -**

Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

Back to Report Summary

Leaking Storage Tank Facilities (LST)

MAP ID# 5

Distance from Property: 0.103 mi. (544 ft.) SSW
Elevation: 4,911 ft. (Higher than TP)

FACILITY INFORMATION

UNIQUE ID: **15938LST**
FACILITY ID: **15938**
NAME: **ZOOM MART**
ADDRESS: **1603 SPECHT POINT RD**
FORT COLLINS, CO 80525
SITE NAME: **ZOOM MART**
LOCATION: **1603 SPECHT POINT RD
FORT COLLINS 80524**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	CLOSURE DATE:	LOG DATE:	ALTERNATE NAME:
12071	**CLOSED**	**07/03/2014**	**07/27/2017**	**7/9/2014 7:50**	**ZOOM MART**

OPUS LINK: **CLICK HERE**

Back to Report Summary

Underground Storage Tank Facilities (UST)

MAP ID# 5

Distance from Property: 0.103 mi. (544 ft.) SSW
Elevation: 4,911 ft. (Higher than TP)

FACILITY INFORMATION

FACILITY ID: **15938**
NAME: **ZOOM MART**
ADDRESS: **1603 SPECHT POINT RD**
FORT COLLINS, CO 80525
OPUS LINK: **CLICK HERE**

OWNER INFORMATION

OWNER ID: **1765**
NAME: **HAISTON OIL CO**
ADDRESS: **1417 S SUMMIT VIEW DR**
FORT COLLINS, CO 80524

TANK INFORMATION

TANK ID:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:	INSTALLATION DATE:
34823	**UNDERGROUND STORAGE TANK**	**1 - UNLEADED REGULAR (RUL)**	**15000**	**OPEN**	**NOT REPORTED**
34824	**UNDERGROUND STORAGE TANK**	**8 - DIESEL/GAS (MULTI-COMP)**	**13000**	**OPEN**	**NOT REPORTED**

Back to Report Summary

Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

MAP ID# 6

Distance from Property: 0.113 mi. (597 ft.) SE
Elevation: 4,906 ft. (Lower than TP)

FACILITY INFORMATION

EPA ID#: **COD021192422**
NAME: **ADVANCED ENERGY INDUSTRIES INC**
ADDRESS: **1600 PROSPECT PKWY**
FORT COLLINS, CO 80525
CONTACT NAME: **WAYNE HANENFELD**
CONTACT ADDRESS: **1600 PROSPECT PKWY**
FORT COLLINS CO 80525
CONTACT PHONE: **970-407-6912**
NON-NOTIFIER: **NOT A NON-NOTIFIER**
DATE RECEIVED BY AGENCY: **10/31/2000**

OWNER TYPE: **PRIVATE**
OWNER NAME: **D. SCHATZ**
OPERATOR TYPE: **NOT REPORTED**
OPERATOR NAME: **NOT REPORTED**

CERTIFICATION **- NO CERTIFICATION REPORTED -**

INDUSTRY CLASSIFICATION (NAICS) **- NO NAICS INFORMATION REPORTED -**

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **10/14/2014**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**
MIXED WASTE GENERATOR: **NO**
RECYCLER: **NO**
TRANSPORTER: **NO**
ONSITE BURNER EXEMPTION: **NO**
FURNACE EXEMPTION: **NO**
USED OIL REFINER: **NO**
USED OIL TRANSFER FACILITY: **NO**

UNDERGROUND INJECTION: **NO**
UNIVERSAL WASTE DESTINATION FACILITY: **NO**
TRANSFER FACILITY: **NO**
USED OIL FUEL BURNER: **NO**
USED OIL PROCESSOR: **NO**
USED OIL FUEL MARKETER TO BURNER: **NO**
SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS **- NO EVALUATIONS REPORTED -**
VIOLATIONS **- NO VIOLATIONS REPORTED -**
ENFORCEMENTS **- NO ENFORCEMENTS REPORTED -**

HAZARDOUS WASTE

D000

UNIVERSAL WASTE **- NO UNIVERSAL WASTE REPORTED -**

CORRECTIVE ACTION AREA **- NO CORRECTIVE ACTION AREA INFORMATION REPORTED -**

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

Back to Report Summary

Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

MAP ID# 7

Distance from Property: 0.113 mi. (597 ft.) E
Elevation: 4,905 ft. (Lower than TP)

FACILITY INFORMATION

EPA ID#: **COR000246983**
NAME: **ORTHOPEDIC AND SPINE CENTER OF THE ROCKIES-ASC**
ADDRESS: **2500 E PROSPECT RD**
FORT COLLINS, CO 80525
CONTACT NAME: **BARB HARDES**
CONTACT ADDRESS: **NOT REPORTED**

CONTACT PHONE: **970-493-0112**
NON-NOTIFIER: **NON-NOTIFIER**
DATE RECEIVED BY AGENCY: **07/24/2018**
CERTIFICATION **- NO CERTIFICATION REPORTED -**
INDUSTRY CLASSIFICATION (NAICS)
623990 - OTHER RESIDENTIAL CARE FACILITIES

OWNER TYPE: **NOT REPORTED**
OWNER NAME: **NOT REPORTED**
OPERATOR TYPE: **NOT REPORTED**
OPERATOR NAME: **NOT REPORTED**

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **07/24/2018**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**
MIXED WASTE GENERATOR: **NO**
RECYCLER: **NO**
TRANSPORTER: **NO**
ONSITE BURNER EXEMPTION: **NO**
FURNACE EXEMPTION: **NO**
USED OIL REFINER: **NO**
USED OIL TRANSFER FACILITY: **NO**

UNDERGROUND INJECTION: **NO**
UNIVERSAL WASTE DESTINATION FACILITY: **NO**
TRANSFER FACILITY: **NO**
USED OIL FUEL BURNER: **NO**
USED OIL PROCESSOR: **NO**
USED OIL FUEL MARKETER TO BURNER: **NO**
SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS **- NO EVALUATIONS REPORTED -**
VIOLATIONS **- NO VIOLATIONS REPORTED -**
ENFORCEMENTS **- NO ENFORCEMENTS REPORTED -**

HAZARDOUS WASTE

- NO HAZARDOUS WASTE INFORMATION REPORTED -
UNIVERSAL WASTE **- NO UNIVERSAL WASTE REPORTED -**
CORRECTIVE ACTION AREA **- NO CORRECTIVE ACTION AREA INFORMATION REPORTED -**

CORRECTIVE ACTION EVENT
NO CORRECTIVE ACTION EVENT(S) REPORTED

Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

Back to Report Summary

Aboveground Storage Tank Facilities (AST)

MAP ID# 8

Distance from Property: 0.124 mi. (655 ft.) WSW
Elevation: 4,910 ft. (Equal to TP)

FACILITY INFORMATION

FACILITY ID: **13988**
NAME: **DIAMOND LUMBER CO**
ADDRESS: **2100 PROSPECT ST**
FORT COLLINS, CO 80525
OPUS LINK: **CLICK HERE**

OWNER INFORMATION

OWNER ID: **16823**
NAME: **DIAMOND LUMBER CO**
ADDRESS: **2100 PROSPECT RD**
FORT COLLINS, CO 80525

TANK INFORMATION

TANK ID:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:	INSTALLATION DATE:
NR	**NOT REPORTED**	**NOT REPORTED**	**NOT REPORTED**	**NOT REPORTED**	**NOT REPORTED**

Back to Report Summary

Leaking Storage Tank Facilities (LST)

MAP ID# 8

Distance from Property: 0.125 mi. (660 ft.) WSW
Elevation: 4,910 ft. (Equal to TP)

FACILITY INFORMATION

UNIQUE ID: **13988LST**
FACILITY ID: **13988**
NAME: **DIAMOND LUMBER CO**
ADDRESS: **2100 PROSPECT ST**
FORT COLLINS, CO 80525
SITE NAME: **DIAMOND LUMBER CO**
LOCATION: **2100 PROSPECT ST
FORT COLLINS 80525**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	CLOSURE DATE:	LOG DATE:	ALTERNATE NAME:
4835	**CLOSED**	**07/05/1990**	**07/05/1990**	**7/5/1990**	**DIAMOND LUMBER CO**

OPUS LINK: **CLICK HERE**

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Leaking Storage Tank Facilities (LST)

MAP ID# 9

Distance from Property: 0.24 mi. (1,267 ft.) S
Elevation: 4,908 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: **2104LST**
FACILITY ID: **2104**
NAME: **LARIMER COUNTY DETENTION CENTER**
ADDRESS: **2405 MIDPOINT DR**
FORT COLLINS, CO 80525
SITE NAME: **LARIMER COUNTY DETENTION CENTER**
LOCATION: **2405 MIDPOINT DR
FORT COLLINS 80525**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	CLOSURE DATE:	LOG DATE:	ALTERNATE NAME:
6593	**CLOSED**	**NOT REPORTED**	**NOT REPORTED**	**6/4/1998**	**LARIMER COUNTY DETENTION CENTER**

OPUS LINK: **CLICK HERE**

Back to Report Summary

Underground Storage Tank Facilities (UST)

MAP ID# 9

Distance from Property: 0.24 mi. (1,267 ft.) S
Elevation: 4,908 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: **2104**
NAME: **LARIMER COUNTY DETENTION CENTER**
ADDRESS: **2405 MIDPOINT DR**
FORT COLLINS, CO 80525
OPUS LINK: **CLICK HERE**

OWNER INFORMATION

OWNER ID: **8008**
NAME: **LARIMER COUNTY ATTN DETENTION CENTER**
ADDRESS: **PO BOX 1190**
FORT COLLINS, CO 80522

TANK INFORMATION

TANK ID:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:	INSTALLATION DATE:
5904	**UNDERGROUND STORAGE TANK**	**4 - DIESEL**	**10000**	**CLOSED**	**NOT REPORTED**

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Solid Waste Facilities (SWF)

MAP ID# 10

Distance from Property: 0.248 mi. (1,309 ft.) W
Elevation: 4,913 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID: **2784WTR**
NAME: **BATH INC**
ADDRESS: **2000 E PROSPECT ROA**
FORT COLLINS, CO
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **2784**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **NO**
HAULER: **YES**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

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Leaking Storage Tank Facilities (LST)

MAP ID# 11

Distance from Property: 0.265 mi. (1,399 ft.) SSW
Elevation: 4,911 ft. (Higher than TP)

FACILITY INFORMATION

UNIQUE ID: **13983LST**
FACILITY ID: **13983**
NAME: **NOR-COLORADO DISTRIBUTING CO**
ADDRESS: **2155 MIDPOINT**
FORT COLLINS, CO 80525
SITE NAME: **NOR-COLORADO DISTRIBUTING CO**
LOCATION: **2155 MIDPOINT
FORT COLLINS 80525**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	CLOSURE DATE:	LOG DATE:	ALTERNATE NAME:
176	**CLOSED**	**01/22/1990**	**07/18/1997**	**1/22/1990**	**NOR-COLORADO DISTRIBUTING CO**

OPUS LINK: **CLICK HERE**

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Leaking Storage Tank Facilities (LST)

MAP ID# 12

Distance from Property: 0.347 mi. (1,832 ft.) E
Elevation: 4,891 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: **15437LST**
FACILITY ID: **15437**
NAME: **CITY OF FORT COLLINS - RIVERBEND PONDS**
ADDRESS: **S OF PROSPECT RD E OF CACHE LA**
FORT COLLINS, CO 80526
SITE NAME: **CITY OF FORT COLLINS - RIVERBEND PONDS**
LOCATION: **S OF PROSPECT RD E OF CACHE LA POUDRE RIVER
FORT COLLINS 80526**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	CLOSURE DATE:	LOG DATE:	ALTERNATE NAME:
8569	**CLOSED**	**NOT REPORTED**	**NOT REPORTED**	**6/14/2001**	**CITY OF FORT COLLINS - RIVERBEND PONDS**

OPUS LINK: **CLICK HERE**

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Solid Waste Facilities (SWF)

MAP ID# 13

Distance from Property: 0.407 mi. (2,149 ft.) SW
Elevation: 4,920 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID: **3726012123REC**
NAME: **CITY OF FORT COLLINS**
ADDRESS: **1809 SOUTH TIMBERLINE ROAD**
FORT COLLINS, CO 80525
COUNTY: **LARIMER**
FACILITY TYPE: **RECYCLING FACILITY**

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Leaking Storage Tank Facilities (LST)

MAP ID# 14

Distance from Property: 0.433 mi. (2,286 ft.) W
Elevation: 4,949 ft. (Higher than TP)

FACILITY INFORMATION

UNIQUE ID: **1651LST**
FACILITY ID: **1651**
NAME: **FORT COLLINS SERVICE CENTER**
ADDRESS: **1800 E PROSPECT RD**
FORT COLLINS, CO 80525
SITE NAME: **FT COLLINS SERVICE CENTER PSC**
LOCATION: **1800 E PROSPECT RD
FORT COLLINS 80525**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	CLOSURE DATE:	LOG DATE:	ALTERNATE NAME:
2479	**CLOSED**	**02/24/1992**	**03/07/1997**	**2/24/1992**	**FT COLLINS SERVICE CENTER PSC**

OPUS LINK: **CLICK HERE**

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Solid Waste Facilities (SWF)

MAP ID# 15

Distance from Property: 0.467 mi. (2,466 ft.) SW
Elevation: 4,946 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID: **1887WTR**
NAME: **ROCKY MOUNTAIN TRUCK AND TRAILER**
ADDRESS: **1925 S. TIMBERLINE R**
FORT COLLINS, CO
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **1887**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **YES**
HAULER: **YES**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

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Solid Waste Facilities (SWF)

MAP ID# 15

Distance from Property: 0.467 mi. (2,466 ft.) SW
Elevation: 4,946 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID: **2203WTR**
NAME: **COMMUNITY AUTOMOTIVE CENTER, IN**
ADDRESS: **1925 TIMBERLINE ROA**
FORT COLLINS, CO
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **2203**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **YES**
HAULER: **NO**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

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Voluntary Cleanup and Redevelopment Program Sites (VCRA)

MAP ID# 15

Distance from Property: 0.467 mi. (2,466 ft.) SW
Elevation: 4,946 ft. (Higher than TP)

SITE INFORMATION

FILE NUMBER: **940906-1**
SITE NO: **3.0**
ID NO: **3**
NAME: **LONE STAR STEEL/FT. COLLINS PIPE**
ADDRESS: **1925 TIMBERLINE DR.**
FORT COLLINS, CO 80525
COUNTY: **LARIMER**

SITE DETAILS

APPLICATION TYPE: **VOLUNTARY CLEANUP PROGRAM**
REVIEW DATE DUE: **10/21/1994**
DECISION: **APPROVAL**

REMEDY START DATE: **10/28/1995** REMEDY END DATE: **10/27/1996**
ACTUAL COST: **785.00** CLEANUP ACRES: **12.3**

OTHER ISSUES: **UNDERGROUND STORAGE TANK;#3**
LAND USE RESTRICTIONS: **NOT REPORTED**
PROJECT MANAGER: **NOT REPORTED**
INDOOR AIR: **NOT REPORTED**
MEDIA SEDIMENT: **NOT REPORTED**
MEDIA GROUND WATER: **NOT REPORTED**
MEDIA SURFACE WATER: **NOT REPORTED**
MEDIA SOIL: **NOT REPORTED**

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Voluntary Cleanup and Redevelopment Program Sites (VCRA)

MAP ID# 15

Distance from Property: 0.467 mi. (2,466 ft.) SW
Elevation: 4,946 ft. (Higher than TP)

SITE INFORMATION

FILE NUMBER: **940906-2**
SITE NO: **3.0**
ID NO: **4**
NAME: **LONE STAR STEEL/FT. COLLINS PIPE**
ADDRESS: **1925 TIMBERLINE DR.**
FORT COLLINS, CO 80525
COUNTY: **LARIMER**

SITE DETAILS

APPLICATION TYPE: **NO ACTION DETERMINATION**
REVIEW DATE DUE: **10/21/1994**
DECISION: **APPROVAL**

REMEDY START DATE: **NOT REPORTED**
REMEDY END DATE: **NOT REPORTED**
ACTUAL COST: **896.16**
CLEANUP ACRES: **1.8**

OTHER ISSUES: **NOT REPORTED**
LAND USE RESTRICTIONS: **NOT REPORTED**
PROJECT MANAGER: **NOT REPORTED**
INDOOR AIR: **NOT REPORTED**
MEDIA SEDIMENT: **NOT REPORTED**
MEDIA GROUND WATER: **NOT REPORTED**
MEDIA SURFACE WATER: **NOT REPORTED**
MEDIA SOIL: **NOT REPORTED**

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Resource Conservation & Recovery Act - Corrective Action Facilities (RCRAC)

MAP ID# 16

Distance from Property: 0.996 mi. (5,259 ft.) N
Elevation: 4,922 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: **COR000213603**
NAME: **FORT COLLINS DOWNTOWN AIRPORT**
ADDRESS: **2200 AIRWAY AVE**
FORT COLLINS, CO 80524-2714
CONTACT NAME: **NOT REPORTED**
CONTACT ADDRESS: **NOT REPORTED**

CONTACT PHONE: **NOT REPORTED**
NON-NOTIFIER: **NOT A NON-NOTIFIER**
DATE RECEIVED BY AGENCY: **06/08/2006**
CERTIFICATION **- NO CERTIFICATION REPORTED -**
INDUSTRY CLASSIFICATION (NAICS) **- NO NAICS INFORMATION REPORTED -**

OWNER TYPE: **NOT REPORTED**
OWNER NAME: **NOT REPORTED**
OPERATOR TYPE: **NOT REPORTED**
OPERATOR NAME: **NOT REPORTED**

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **06/14/2006**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **YES**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **YES**

IMPORTER: **NO**
MIXED WASTE GENERATOR: **NO**
RECYCLER: **NO**
TRANSPORTER: **NO**
ONSITE BURNER EXEMPTION: **NO**
FURNACE EXEMPTION: **NO**
USED OIL REFINER: **NO**
USED OIL TRANSFER FACILITY: **NO**

UNDERGROUND INJECTION: **NO**
UNIVERSAL WASTE DESTINATION FACILITY: **NO**
TRANSFER FACILITY: **NO**
USED OIL FUEL BURNER: **NO**
USED OIL PROCESSOR: **NO**
USED OIL FUEL MARKETER TO BURNER: **NO**
SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS

04/21/2008	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
06/08/2006	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
06/26/2007	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
07/18/2006	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
08/01/2007	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
10/12/2006	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
10/26/2007	**FCI**	**FOCUSED COMPLIANCE INSPECTION**

VIOLATIONS **- NO VIOLATIONS REPORTED -**
ENFORCEMENTS **- NO ENFORCEMENTS REPORTED -**

HAZARDOUS WASTE

- NO HAZARDOUS WASTE INFORMATION REPORTED -

UNIVERSAL WASTE **- NO UNIVERSAL WASTE REPORTED -**

CORRECTIVE ACTION AREA (RELEASE)

AREA NAME:	AIR:	GROUNDWATER:	SOIL:	SURFACE WASTE:
SOIL	**-----**	**-----**	**Y**	**-----**
GROUNDWATER	**-----**	**Y**	**-----**	**-----**

CORRECTIVE ACTION EVENT

CA EVENT CODE: **CA725YE**
EVENT DESCRIPTION: **HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/21/2008**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA750YE**
EVENT DESCRIPTION: **RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/21/2008**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA900NC**
EVENT DESCRIPTION: **CA PERFORMANCE STANDARDS ATTAINED - NO CONTROLS NECESSARY**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/21/2008**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA999RM**
EVENT DESCRIPTION: **CA PROCESS IS TERMINATED-REMEDIAL ACTIVITIES COMPLETE**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/21/2008**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA515**
EVENT DESCRIPTION: **CORRECTIVE MEASURES REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**

ACTUAL DATE OF EVENT: **04/17/2008**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA550RC**
EVENT DESCRIPTION: **REMEDY CONSTRUCTION-REMEDY CONSTRUCTED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/17/2008**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA831OM**
EVENT DESCRIPTION: **OTHER REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **2**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/17/2008**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA832OM**
EVENT DESCRIPTION: **OTHER PROGRESS REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **10/26/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA834OM**
EVENT DESCRIPTION: **OTHER REPORT APPROVED**
EVENT SEQUENCE NUMBER: **2**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **10/26/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA818OM**
EVENT DESCRIPTION: **OTHER SUPPLEMENTAL INFORMATION ADEQUATE - OPERATION AND MAINTENANCE**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **08/01/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**

NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA834OM**
EVENT DESCRIPTION: **OTHER REPORT APPROVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **08/01/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA817OM**
EVENT DESCRIPTION: **OTHER SUPPLEMENTAL INFORMATION RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/24/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA831IM**
EVENT DESCRIPTION: **OTHER REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/24/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA816OM**
EVENT DESCRIPTION: **OTHER SUPPLEMENTAL INFORMATION REQUESTED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **06/26/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA506**
EVENT DESCRIPTION: **CM IMPLEMENTED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/02/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA831OM**
EVENT DESCRIPTION: **OTHER REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/02/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA817OM**
EVENT DESCRIPTION: **OTHER SUPPLEMENTAL INFORMATION RECEIVED**
EVENT SEQUENCE NUMBER: **2**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/02/2007**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA200**
EVENT DESCRIPTION: **INVESTIGATION COMPLETE**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **10/12/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA400**
EVENT DESCRIPTION: **REMEDY DECISION**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **10/12/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA450**
EVENT DESCRIPTION: **CORRECTIVE MEASURES DESIGN APPROVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **10/12/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA180**

EVENT DESCRIPTION: **INVESTIGATION IMPLEMENTATION BEGUN**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **08/29/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA340**
EVENT DESCRIPTION: **CMS REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **08/29/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA410**
EVENT DESCRIPTION: **DATE TO SUBMIT REMEDY DESIGN**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **08/29/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA170**
EVENT DESCRIPTION: **INVESTIGATION SUPPLEMENTAL INFO DEEMED SATISFACT**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/18/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA155**
EVENT DESCRIPTION: **INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/14/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA100**
EVENT DESCRIPTION: **INVESTIGATION IMPOSITION**
EVENT SEQUENCE NUMBER: **1**

EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **06/30/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA006AC**
EVENT DESCRIPTION: **AREA OF CONCERN**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **06/08/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

CA EVENT CODE: **CA070YE**
EVENT DESCRIPTION: **DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **06/08/2006**
ORIGINAL SCHEDULE DATE OF EVENT: **NOT REPORTED**
NEW SCHEDULE DATE OF EVENT: **NOT REPORTED**

Back to Report Summary

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 10/05/17

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR08 Enforcement and Compliance History Information

VERSION DATE: 09/01/18

The EPA's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSCO Emergency Response Notification System

VERSION DATE: 10/28/18

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSCO Facility Registry System

VERSION DATE: 10/09/18

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR08 Hazardous Materials Incident Reporting System

VERSION DATE: 09/30/18

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/01/18

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDESR08 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

PADS PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR08 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 11/21/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of

these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR08 Resource Conservation & Recovery Act - Generator

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Environmental Records Definitions - FEDERAL

RCRANGR08 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ALTFUELS Alternative Fueling Stations

VERSION DATE: 09/01/18

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS Integrated Compliance Information System Drycleaners

VERSION DATE: 09/01/18

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

Environmental Records Definitions - FEDERAL

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/31/18

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 12/21/18

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 11/14/18

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 12/17/18

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An “open dump” is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 12/12/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 12/13/18

The U.S. Environmental Protection Agency’s (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 09/14/18

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Environmental Records Definitions - FEDERAL

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 12/17/18

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 11/14/18

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 11/14/18

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

Environmental Records Definitions - FEDERAL

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS Record of Decision System

VERSION DATE: 08/13/18

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (CO)

ASBESTOS Asbestos Abatement and Demolition Projects

VERSION DATE: 12/28/17

The Colorado Department of Public Health and Environment's Air Pollution Control Division assists schools and businesses to comply with air pollution laws regulating asbestos and asbestos containing materials. The regulation that governs asbestos in Colorado is the Colorado Air Quality Control Commission s Regulation No. 8, Part B, "Emission Standards for Asbestos." Notification is required for all demolitions of all facilities and all asbestos abatement projects that exceed the trigger levels, whatever is the lesser quantity. The notification requirements apply to both friable and non-friable asbestos materials. This database contains those related projects since January 2008.

CDPS Colorado Discharge Permit System Facilities

VERSION DATE: 10/17/18

The Colorado Department of Public Health & Environment's Water Quality Control Division regulates the Colorado Discharge Permit System. This system controls stormwater discharges from construction activities by requiring a Stormwater Construction Permit to reduce pollutants from entering streams, river, lakes and wetlands as a result of runoff from residential, commercial and industrial areas. This database also includes facilities with Industrial Stormwater Permits.

COVENANTS Environmental Real Covenants List

VERSION DATE: 01/31/19

Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. These covenants, which are recorded with the deed and run with the land, provide a mechanism to ensure that institutional controls that are part of environmental remediation projects are properly implemented and that engineered structures are protected and maintained, so that implemented remedies continue to be protective of human health and the environment for as long as any residual contamination remains a risk.

SPILLS Spills Listing

VERSION DATE: 11/30/18

The Colorado Department of Public Health and Environment's Division of Emergency Preparedness and Response maintains this listing of chemical spills and/or releases.

HWSG Hazardous Waste Sites- Generator

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. This facility listing includes RCRA sites listed as generators of

hazardous waste (Small Quantity Generators and Large Quantity Generators) and was provided by the Colorado Department of Public Health and Environment.
Small Quantity Generators (SQG) generate, in any calendar month, more than 100 kg (220 lbs.) but less than 1,000 kg (2,200 lbs.) of RCRA hazardous waste; and generate, in any calendar month, or accumulate at any time, no more than 1 kg (2.2 lbs.) of acute hazardous waste and no more than 100 kg (220 lbs.) of material from the cleanup of a spill of acute hazardous waste; and accumulate on-site no more than 6000 kg (13,200 lbs) of hazardous waste at any one time; or, the site is a Small Quantity Generator if the site met all other criteria for a Conditionally Exempt Small Quantity Generator, but accumulated, at any time, more than 1,000 kg (2,200 lbs.) of RCRA hazardous waste.
Large Quantity Generators (LQG) generate, in any calendar month, 1,000 kg (2,200 lbs.) or more of RCRA hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 1 kg (2.2 lbs.) of RCRA acute hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 100 kg (220 lbs.) of spill cleanup material contaminated with RCRA acute hazardous waste.

AST Aboveground Storage Tank Facilities

VERSION DATE: 12/20/18

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of aboveground storage tank (AST) facilities. This AST database also includes other types of storage tank facilities such as liquefied petroleum gas (LPG), vehicle tank meters (VTM), and compressed natural gas facilities.

CLEANERS Dry Cleaning Facilities

VERSION DATE: 01/31/19

This database contains dry cleaners which have obtained an air permit through the Air Pollution Control Division at the Colorado Department of Public Health and Environment.

UST Underground Storage Tank Facilities

VERSION DATE: 12/20/18

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of underground storage tank facilities.

APCDP Air Pollution Control Division Permitted Facilities

VERSION DATE: 11/01/18

The Stationary Sources Program, located within the Air Pollution Control Division of the Colorado Department of Public Health and Environment, evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions, and maintains a computerized inventory of air pollution emissions throughout the state.

Environmental Records Definitions - STATE (CO)

HISTSWLF Historical Solid Waste Landfills

VERSION DATE: NR

This historical solid waste landfills database contains data from the Hazardous Materials Waste Management Division (HMWMD) of the Colorado Department of Public Health and other various state and local agencies. In the early 1980s, the HMWMD conducted a survey of staff members and local agencies to compile this listing of sites that were known or thought to have waste issues. This Solid Waste Historical Data is not considered complete or verifiable and has not been maintained since the late 1980s. The HMWMD is not responsible and shall not be liable to the used for damages of any kind arising out of the use of this data or information.

HWSTSD Hazardous Waste Sites- Treatment, Storage & Disposal

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. TSD facilities treat, store, dispose, or recycle hazardous waste on site in units and therefore are subject to RCRA permitting requirements. Historic TSDs are facilities that have completed closure and/or post-closure of the RCRA Subtitle C Regulated Unit(s) or the Treatment/Storage/Disposal Unit is no longer regulated. This database was provided by the Colorado Department of Public Health and Environment.

LST Leaking Storage Tank Facilities

VERSION DATE: 12/20/18

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of aboveground and underground storage tank facilities with confirmed releases.

LUSTTRUST Leaking Underground Storage Tanks Trust Fund Sites

VERSION DATE: 01/01/00

Suspected tank leaks have been discovered at the sites included in this database, but the facility responsible for the leak has not been identified. The state's investigtion and search for responsible parties is paid for out of the state's Leaking Underground Storage Tank (LUST) Trust Fund. This database was provided by the Colorado Department of Labor & Employment, Division of Oil and Public Safety, State Fund Section and is no longer updated.

METHANESITES Methane Gas Study Sites

VERSION DATE: 01/01/81

This Investigation of Methane Gas Hazards report was prepared by the Denver Office of Emergency Preparedness in 1981. The purpose of this study was to assess the actual and potential generation, migration, explosive and related problems associated with specified landfills, and to identify existing and potential problems,

suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. The Colorado Department of Health selected eight landfills as priorities due to population density and potential hazards to population and property.

SWF Solid Waste Facilities

VERSION DATE: 01/04/19

The Colorado Department of Public Health and Environment maintains this database of solid waste disposal facilities, transfer stations, recyclers, waste tire registrants, and waste grease registrants.

UMTS Uranium Mill Tailings Sites

VERSION DATE: 08/09/02

There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act. These nine sites, know commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going. This database was provided by the Colorado Department of Public Health and Environment.

VCRA Voluntary Cleanup and Redevelopment Program Sites

VERSION DATE: 01/11/19

This site listing is provided by the Colorado Department of Public Health and Environment (CDPHE) and includes both voluntary cleanup and brownfield properties. The Voluntary Cleanup and Redevelopment program was created in 1994. The objective of the program is to facilitate the redevelopment and transfer of contaminated properties. Properties that sit untouched because of their real or perceived contamination can be rehabilitated using the CDPHE's Brownfields Program in conjunction with the Voluntary Cleanup Program. Cleanup decisions are based on existing standards and the proposed use of the property. The actual cleanup and verification is the owner's responsibility.

HWSCA Hazardous Waste Sites- Corrective Action

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the Hazardous and Solid Waste Amendments (HSWA) were added to RCRA providing for corrective action at facilities subject to RCRA. That same year, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. Corrective action may be implemented as part of a RCRA Hazardous Waste Permit, an Order, or a Corrective Action Plan pursuant to the Colorado Hazardous Waste Regulations. Corrective action is the process by which regulated

facilities investigate and remediate, as necessary, all contamination (soil, ground water, surface water, air) associated with their releases into the environment. Historic Corrective Action Sites are facilities that have completed the RCRA Subtitle C corrective Action process. This database was provided by the Colorado Department of Public Health and Environment.

SF Superfund Sites

VERSION DATE: 06/22/18

This listing contains active, deleted and proposed "Superfund" hazardous waste sites, as well as those sites identified through the Natural Resource Damages section of Superfund legislation and one Private Non-Superfund Cleanup site. A site qualifies for the National Priorities List (NPL or Superfund list) when the U.S. Environmental Protection Agency (EPA) determines there is a release or threatened release of hazardous substances that may endanger public health, welfare or the environment. In Colorado, the lead agency for Superfund remediation may be either the EPA or the Colorado Department of Public Health and Environment.

Environmental Records Definitions - TRIBAL

USTR08 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/25/18

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

LUSTR08 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/25/18

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

Ecological Characterization Study
Mountain View Community Church Project

Prepared for:

Russell Mills
506 South College Avenue, Unit A
Fort Collins, CO 80524

Prepared by:

Wildland Consultants, Inc.
1001 Jefferson Drive
Berthoud, Colorado 80513

June 2020

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Attachment A- Site Plan Phase 2, Site Photographs

Ecological Characterization Study – Mountain View Community Church

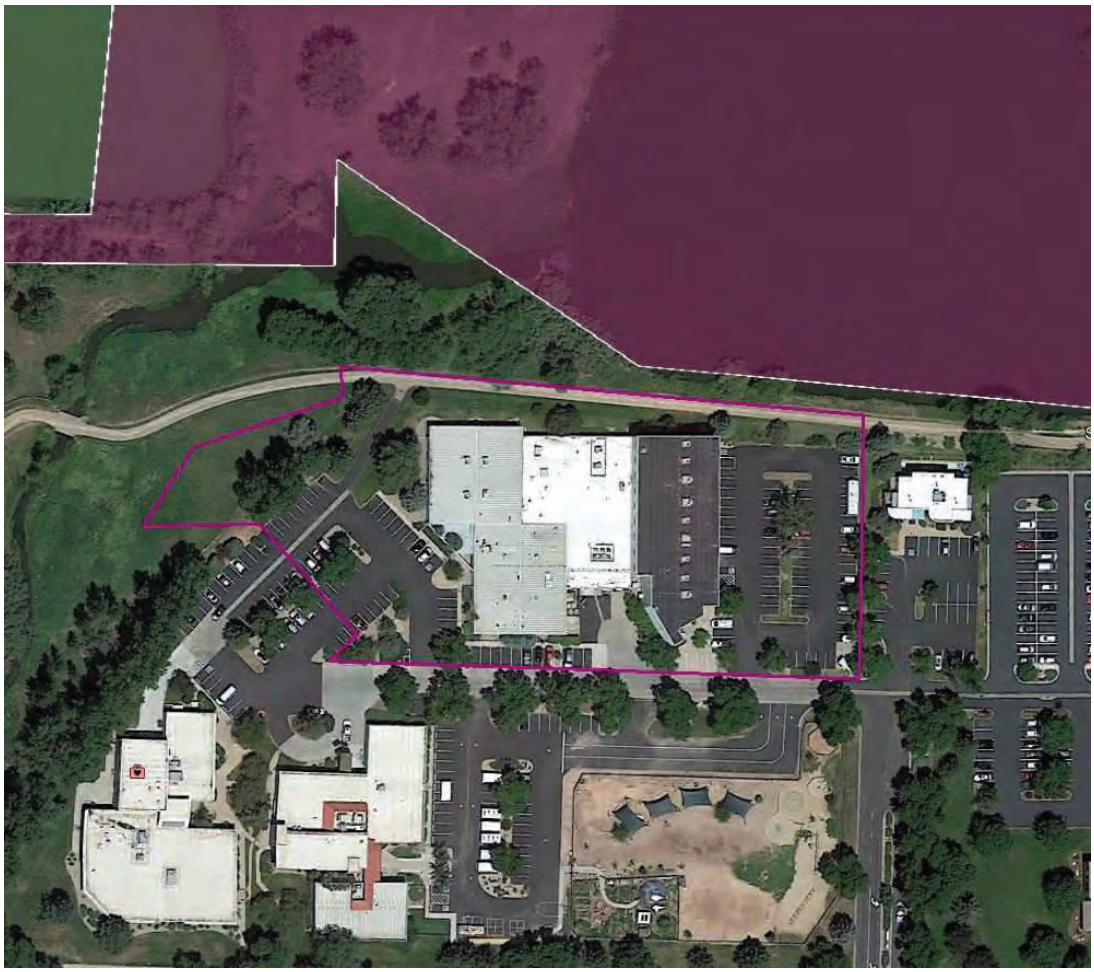
1.0 Introduction

The Mountain View Community Church (MVCC) project is located in east Fort Collins, Colorado. The proposed church project is located in an existing developed area on a total of approximately 2.89+- acres. An existing building (former Niner Bikes building) would be remodeled into the new MVCC. The site is bounded by the Spring Creek Trail on the north and northwest, East Prospect Road borders the south side of the industrial park. The site is surrounded by existing commercial development on the south, east and west. To the north across the Spring Creek trail a large natural area extends to the Cache la Poudre River. Current land uses on the site include landscaped lawns, existing building and a small area of undeveloped open space. Site photos of existing conditions are provided in Attachment A

The Fort Collins Land Use Code (Section 3.4.1) recommends that an Ecological Characterization Study be completed for projects that are within 500 feet of any natural habitat or feature mapped on the Natural Habitats and Features Inventory Map. The Ecological Characterization study is also recommended if the site includes areas of unique plant life or wildlife habitat (City of Fort Collins, 2020). Spring Creek is just to the north of the MVCC site and is mapped as a Natural Habitat (nonnative grassland, aquatic, riparian forest). The Cattail Chorus Natural Area is located adjacent to the north site boundary. Figures 1 Natural Areas and Features Maps shows this mapped Natural Area (City of Fort Collins 2020).

The Ecological Characterization study was completed by Mr. Eric Berg of Wildland Consultants, Inc. (WCI). Mr. Berg is a Certified Wildlife Biologist and Certified Senior Professional Wetland Scientist.

Figure 1. City of Fort Collins Natural Areas, MVCC Project



2.0 Vegetation and Wetland Description, Natural Habitat Buffer Zone

Vegetation on the site includes urban landscaped areas, approximately 93% of the lot is either developed, parking or urban landscape area. A small area of the northwest corner of the lot (approximately 7,200 square feet) is undeveloped natural area, consisting of seeded grasses. Attachment A Site Photos show details of vegetation on and adjacent to the site.

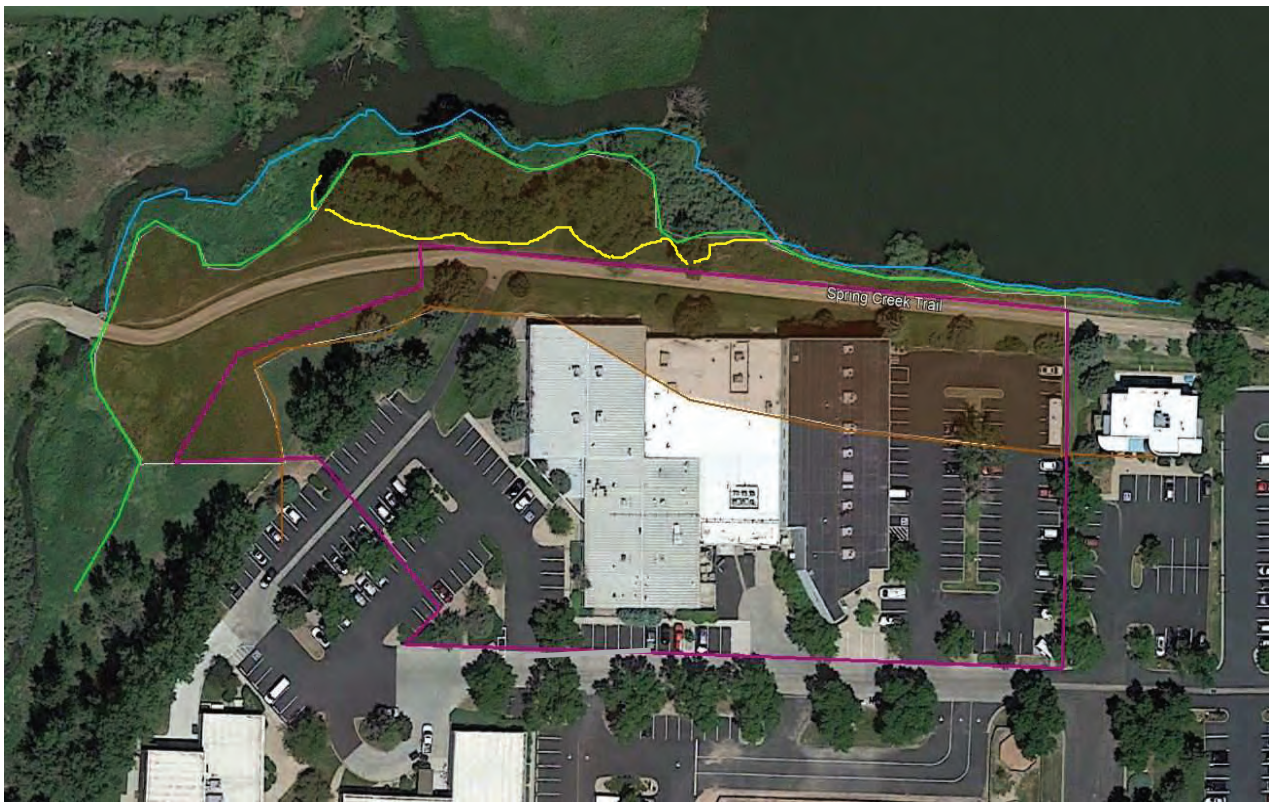
National Wetland Inventory (NWI) mapping shows a riverine wetland north of the site associated with Spring Creek (USFWS 2020). WCI completed a formal wetland delineation along the south side of Spring Creek according to Army Corps of Engineers (ACOE) guidelines. Wetland boundaries extend beyond the ordinary high water mark of Spring Creek (Figure 2). Dominant plants in the wetland area include: reed canarygrass, Baltic rush, and coyote willow. Riparian vegetation (riparian forest) is present along

Spring Creek north of the site boundary. Dominant plants within the riparian zone include: plains cottonwood, narrowleaf cottonwood, crack willow, peach leaf willow. No wetlands overlap onto the site boundary. The wetland delineation was used to determine the Natural Habitat Buffer Zone (NHBZ). For this site the NHBZ extends 100 feet south of the wetland boundary (per Fort Collins City Code)(shown in brown polygon on Figure 2). Note: the 50 foot buffer from the riparian forest is within the 100-foot wetland NHBZ. The NHBZ regulations were developed after this industrial park was already built, thus much of the NHBZ in this area contains buildings, parking lots, the City trail (an approved use within the NHBZ), and landscaped areas. Table 1 shows NHBZ details for the site.

Table 1. NHBZ Details

Natural Habitat Buffer Zone Details	Square Feet
Natural Habitat Buffer Zone (100 feet from wetland edge) within and adjacent to the site	79,536 SF (41,133 SF within lot, 38,403 SF outside of lot)
Area of Natural Habitat Buffer Zone that is already developed (building, parking lot, trail, sidewalks)	4,551 Trail (approved use within NHBZ) 9,364 Building 7,096 Parking lot 21,011 SF
Area of Natural Habitat Buffer Zone that is formally landscaped and maintained (note: this will be converted to native upland grasses post construction)	12,673 SF
Remaining undeveloped Natural Habitat Buffer Zone	7,210 SF
New development encroachment into Natural Habitat Buffer zone **all within currently landscaped areas.**	650 sf for sidewalk connections that are required for emergency/ADA egress to public way

Figure 2. Site Inventory Map, MVCC Project (wetland shown in green, Spring Creek Ordinary High Water Mark in blue, NHBZ brown shaded area, riparian forest boundary yellow line).



2.1 Rare Plant Species

Spring Creek and adjacent wetlands provides marginal potential habitat for the Ute ladies' tresses orchid (*Spiranthes diluvialis*) and Colorado butterfly plant (*Guara neomexicana*), the 2 Federally listed plant species that occur in the region. The orchid has been documented in areas with seasonally wet soils and wet meadows near springs, lakes, or perennial streams and their associated flood plains below 6,500 feet above sea level in the South Platte River Drainage (U.S. Fish and Wildlife Service 1992). The Colorado butterfly plant typically grows on sub-irrigated alluvial soils in floodplains and drainage bottoms and in depressions along slow-moving streams (Fertig 2000, O'Kane 1988). Based on extensive past negative surveys in the area it is highly unlikely that either of these species are present on the site. In addition, there are no known populations of these plants located nearby within the City of Fort Collins. Project development would not impact any potential habitat areas for rare plants.

3.0 Wildlife Description

3.1 Species and Habitat

The development site provides habitat to wildlife species adapted to urban landscaped areas. Wildlife species from the adjacent Spring Creek wetlands/riparian zone, ponds, and natural area may occasionally use the landscaped areas on the site for foraging.

Wildlife species or signs of species observed on the site during spring 2020 field reconnaissance included: English sparrow, common flicker, black-capped chickadee, American robin, starling, magpie, mourning dove, yellow warbler, black-capped chickadee, American goldfinch, house mouse, raccoon, and Canada goose.

The adjacent riparian zone, ponds and open space provide raptor nesting (2 red-tailed hawk nests, located 635 and 930 feet north of the site) and a great blue heron rookery (840 feet north of the site) (Figure 4). The adjoining riparian zone, ponds and natural area provide a high quality wildlife habitat area. The riparian forest along Spring Creek (Figure 2) provides good nesting habitat to a variety of neotropical migrant birds. The riparian zone also provides good foraging and roosting habitat to several bat species.

Figure 4. Raptor Nest and Great Blue Heron Rookery Locations

3.2 Wildlife Corridors

The adjacent Spring Creek corridor provides an urban wildlife movement corridor through Fort Collins. The large natural areas to the north provide important wildlife habitat areas with direct connections to the Cache la Poudre River corridor. The Spring Creek corridor is not pristine, there is heavy human use in the riparian corridor (heavily used public trail is within and adjacent to the corridor and riparian habitat) and the corridor is fragmented by numerous urban road crossings. However, it is an important urban wildlife movement corridor. The large natural areas to the north of the site provide important local habitat for species that utilize wetlands, riparian zones, and ponds.

3.3 Rare Wildlife Species

The riparian zone along Spring Creek provides potential habitat to Federally Listed Preble's meadow jumping mouse (*Zapus hudsonius preblei*). Preferred habitat for the Preble's meadow jumping mouse includes thick shrubby riparian habitat along area streams and rivers (Armstrong et al. 1997). There have been numerous negative trapping efforts for the Preble's meadow jumping mouse along Spring Creek and along better habitat areas of the Cache la Poudre River in Fort Collins (USFWS 2020). It is highly unlikely that this species is present on or near the MVCC site. The nearest occupied habitat for the Preble's mouse is along the Cache la Poudre River upstream of LaPorte. Project development would not impact any potential habitat areas for rare plants.

4.0 Views

The area surrounding the site is already heavily developed with commercial properties on the south, east and west. The proposed future development plans would not change views across the site.

5.0 Project Impacts

Project construction would not result in any significant changes to the site. The site is already developed (existing building, existing parking lots, existing landscaped areas). No new impacts would occur to natural areas or natural area vegetation.

Vegetation-

There would be no loss of wetland or riparian vegetation or natural area vegetation. All new development would be within existing building envelopes or in existing landscaped areas. Approximately 650 square feet of new sidewalk would be built within existing landscaped areas.

Natural Habitat Buffer Zone-

There would be no new encroachment into the NHBZ on the site into areas that are not already developed or landscaped. Approximately 650 feet of new sidewalk would be

built (are required for emergency/ADA egress to public way) within existing landscaped areas (Attachment A, Landscape Plan).

Wildlife-

Project construction would not result habitat changes or habitat losses to riparian/wetland habitat areas along Spring Creek. Existing wetland and riparian boundaries would remain unchanged after project approval. There would be no encroachment into riparian/wetland habitat areas or natural areas.

The site is already developed and surrounded by development. Human disturbances within the Spring Creek corridor is already heavy especially associated with weekends or days when recreational use of the Spring Creek Trail is high. It is a heavily used riparian corridor in an Urban environment. No impacts to the 2 red-tailed hawk nests or the great blue heron rookery are expected with project construction. New uses of the site would not differ significantly from current uses of the site. No impacts to wildlife movement through Fort Collins are anticipated with project construction.

Rare Species-

The project is not expected to impact any Federal listed or special status wildlife or plant species. The site provides marginal potential habitat to the Federal listed Preble's meadow jumping mouse, Ute ladies' tresses orchid and Colorado butterfly. However, based on past surveys none of these species are present along Spring Creek.

6.0 Conclusion, Proposed Mitigation

Project approval would not result in any changes to existing site vegetation or habitat. Future uses would be similar to existing uses. The developer proposes the following general mitigation measures for the project:

- Lighting: To minimize light impacts into the adjacent natural area north emergency egress exits will have step lights mounted 12" above finished walk surface. Lights will have photocell that will only enable the lights to turn on if natural foot-candle (from moon) are below 0.5 foot-candles. If 0.5 foot-candles is being met by moon then lights will not turn on. A motion sensor will be located next to each door, in the event of an exit then lights would activate to 1 foot-candle.

  North parking lot light will be at code requirement of 1 foot-candle until 10:00pm. At that time it will be dimmed 50% for the remainder of the night.

- Additional plantings of native shrubs will be completed in the landscaped area north of the parking lot (see Landscape Plan).

- The existing landscaped turf areas along the north and northwest sides of the building will be converted to a native habitat by reseeding with a native upland grass seed mix (see Landscape Plan).

7.0 References

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U.S. Fish and Wildlife Service. 2020. NWI Mapping.

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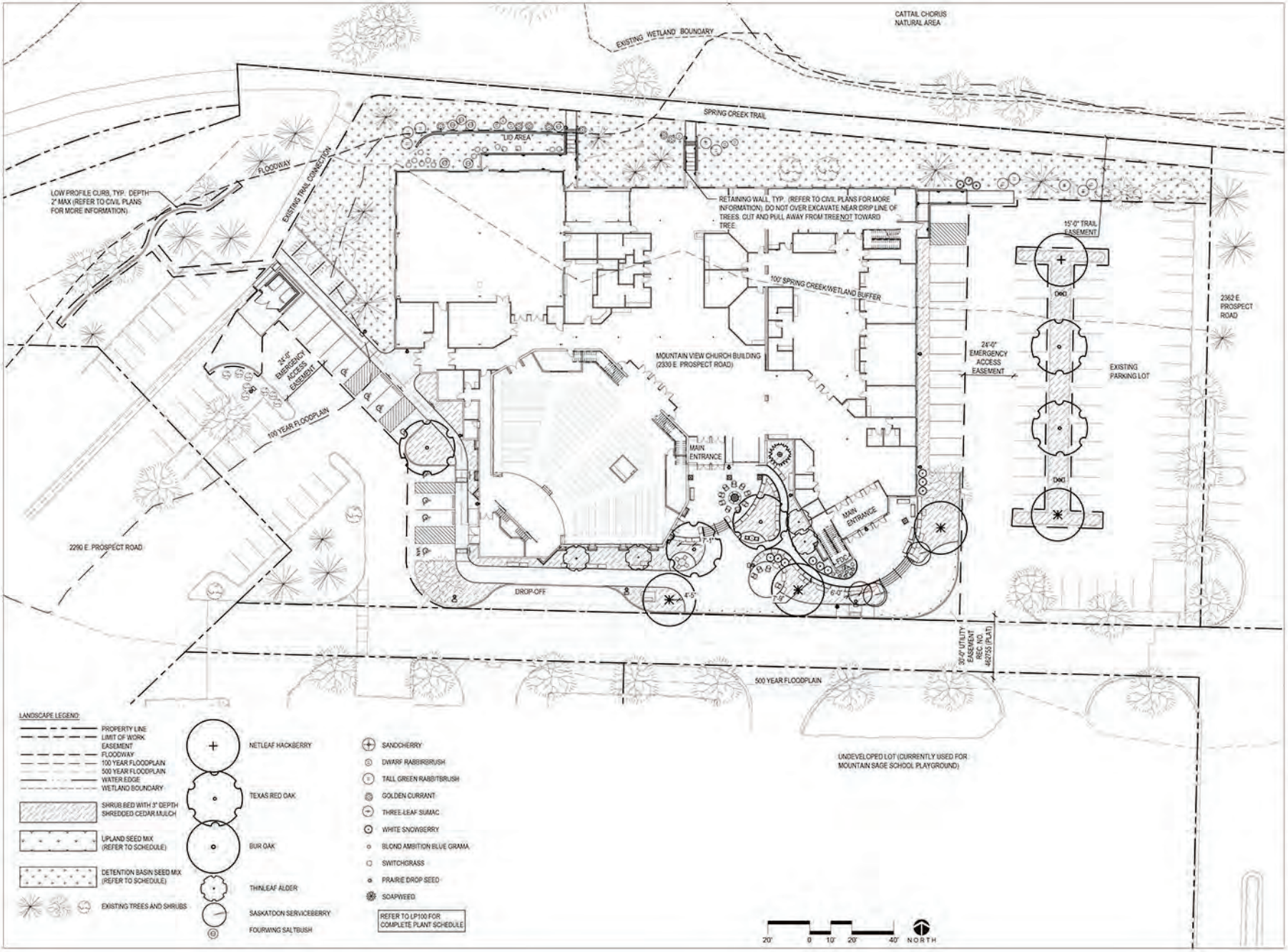
Attachment A- Landscape Plan, Site Photos



MOUNTAIN VIEW COMMUNITY CHURCH

alms

russell + mills

REV.	COMMENT	DATE

PRELIMINARY DEVELOPMENT PLAN

Date: 06.12.2020

Drawn By: SL

Checked By: CR

Sheet Name

LANDSCAPE PLAN - PHASE 2

Sheet

LP102

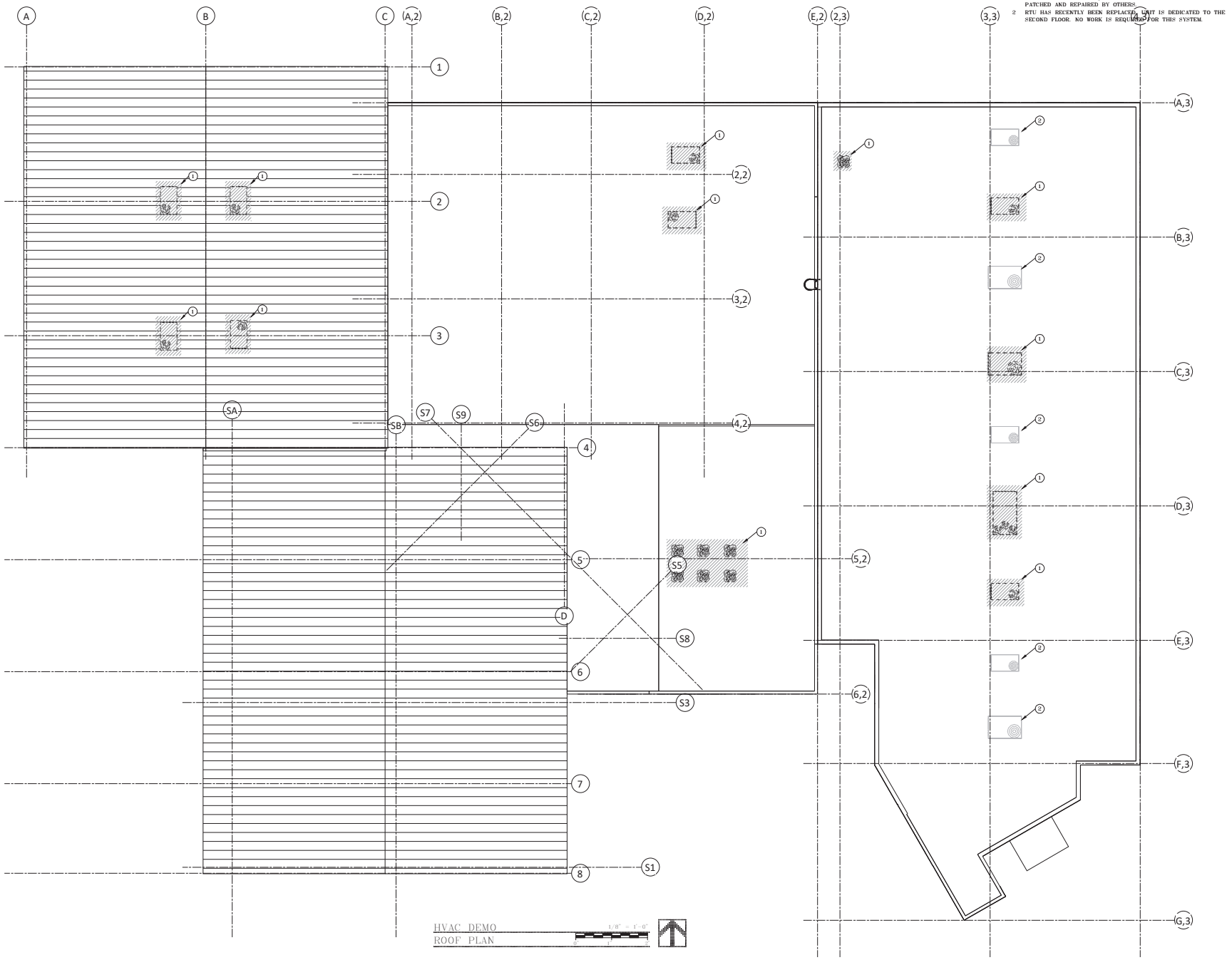
Photo 1. View to the east along the Spring Creek Trail from the NE site boundary. Trail separates project from Natural Area. Building is the Niner Bikes office (future MVCC)

Photo 2. View to the east along the pond just north of the site. The building is the future MVCC.

Photo 3. View to the west along the Spring Creek Trail, the new patio is located in the landscaped area south of the trail. Building is the future MVCC.

Photo 4. View to the south along Spring Creek, south of the Trail, adjacent to west site of lot. Wetlands and riparian zone.

Photo 5. View to east, north of the site and Trail, typical wetland and riparian habitat area along Spring Creek.



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INTEGRATED MECHANICAL

MOUNTAIN VIEW COMMUNITY CHURCH
2330 EAST PROSPECT ROAD
FORT COLLINS, COLORADO

NOT FOR CONSTRUCTION

NO	ISSUE	DATE

PROJECT 20-026
DATE 28 APR 2020
DRAWN TMS

HVAC ROOF DEMO PLAN

H1.1

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DEMO GENERAL NOTES:

1. EXISTING CONDITIONS DEPICTED WERE TAKEN FROM OWNER FURNISHED DOCUMENTS. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS PRIOR TO COMMENCING ANY DEMOLITION WORK.
2. GENERAL CONTRACTOR AND SUB-CONTRACTOR TO MAINTAIN INTEGRITY OF EXISTING CEILING AND WALL ASSEMBLIES AND TO PROVIDE ADDITIONAL SMOKE AND FIRESTOPPING AT ANY AND ALL PENETRATIONS MADE DURING THE COURSE OF DEMOLITION.
3. IT IS THE INTENT OF THIS DEMOLITION PLAN TO COMMUNICATE TO THE CONTRACTOR THE AMOUNT AND EXTENT OF DEMOLITION ACTIVITIES REQUIRED TO CLEAR EXIST. MATERIALS FROM THE PATH OF NEW CONSTRUCTION. INDIVIDUAL ITEMS, ALTHOUGH NOT SPECIFICALLY REFERRED TO, MAY REQUIRE DEMOLITION TO ACCOMPLISH THIS END. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT A THOROUGH INSPECTION OF AFFECTED AREAS AND PROVIDE A BID ADEQUATE TO ACCOMPLISH THE WORK WITHOUT CHANGES TO THE CONTRACT AMOUNT.
4. SEE CONSTRUCTION PLANS FOR NEW FINISHES. IF NO NEW FINISH IS SPECIFIED FOR AN AREA WHERE DEMOLITION HAS OCCURRED NEW FINISH IS TO MATCH ADJACENT FINISHES.
5. SEE ARCHITECTURAL CONSTRUCTION DRAWINGS TO VERIFY EXTENT OF DEMOLITION AS SHOWN ON DEMOLITION DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
6. PROVIDE ALL NECESSARY DUST BARRIERS TO ENSURE A SAFE AND CLEAN ENVIRONMENT FOR THE BUILDING WHICH WILL REMAIN OPEN FOR BUSINESS DURING PHASE 2.
7. ALL AREAS OF DEMOLITION SHALL BE PREPPED FOR NEW CONSTRUCTION.
8. ALL MATERIALS THAT ARE TO REMAIN OR TO BE RELOCATED SHALL BE CLEANED & PREPARED FOR INSTALLATION.
9. CONTRACTOR TO VERIFY ALL MECHANICAL REMOVAL W/ MECHANICAL DESIGN BUILD SUB CONTRACTOR. MECHANICAL MAY REQUIRE SELECTIVE DEMOLITION FOR INSTALLATION OF NEW SYSTEMS.
10. EXISTING WALLS AND COLUMNS WHERE DEMOLITION OCCURRED SHALL BE PATCHED AND SANDED AS REQUIRED FOR FINISH TO MATCH ADJACENT FINISH.
11. ALL DEMOLITION SHALL BE SAWCUT OR OTHER MEANS TO PROVIDE A SMOOTH EDGE.
12. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN AND BE ADDED ONTO. RELOCATE ANY HEAD WHICH PENETRATES NEW FINISHED CEILING TO BE FLUSH WITH NEW CEILING. RELOCATE ANY PIPING WHICH PENETRATES NEW FINISHED CEILING TO BE ABOVE NEW CEILING.
13. REPAIR, PATCH ALL EXISTING WALLS TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION AND/OR NEW CONSTRUCTION. NEW FINISHES TO MATCH QUALITY AND CHARACTER OF EXISTING
14. REFER TO ELECTRICAL DRAWINGS FOR DEMOLITION OF ELECTRICAL SYSTEMS, IF ANY AND IF APPLICABLE.
15. ALL EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REUSED AND/OR RELOCATED ARE TO BE STORED IN AN AREA THAT IS SAFE FROM DAMAGE AND/OR DEBRIS DUE TO DEMOLITION AND/OR CONSTRUCTION ACTIVITY. ITEMS TO BE RELOCATED AND/OR REUSED MUST BE CLEAN AND FREE FROM DEFECTS - CONSULT WITH OWNER.
16. CLEAN ENTIRE AREA AFFECTED BY CONSTRUCTION.

RED LINES ON THE DRAWINGS REPRESENT WALLS, DOORS, WINDOWS, AND SITE ELEMENTS THAT ARE TO BE DEMOLISHED / REMOVED.

-DEMOLITION NOTES-	
Key Value	Keynote Text

03 - ROOF DEMO PLAN - PHASE 1

SCALE: 1/8" = 1'-0"

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MOUNTAIN VIEW COMMUNITY CHURCH
2330 EAST PROSPECT ROAD
FORT COLLINS, COLORADO

NOT FOR CONSTRUCTION

SD REVIEW SET - 2020-04-29

NO	ISSUE	DATE

PROJECT	2013
DATE	06/05/2020
DRAWN	Author

ROOF DEMO PLAN - PHASE 1

D1.3

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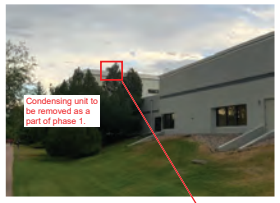

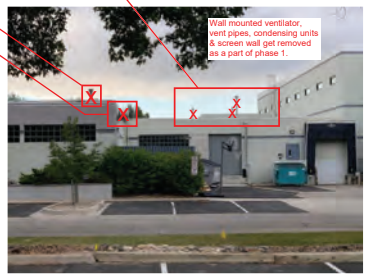

Roof-Mounted Equipment
Demolition Plan & Images

MVCC I 7/28/20 I alm2s

Seven Lakes Business Park
-Association-

DATE: June 30, 2020

SUBJECT: Review of Development Proposal by Mountain View Community Church for the Property at 2330 E. Prospect in Seven Lakes Business Park

TO WHOM IT MAY CONCERN:

On May 29th, a project proposal was submitted by the Mountain View Church Architect (Brad Massey, ALM2S). The digital submittal was comprised of a project narrative (attached herewith) and a set of preliminary drawings illustrating the proposed improvements. The submittal materials were distributed to the remaining members of the Association for review on June 6th.

After sufficient time was allowed for members to review the proposal, the Association Manager polled the members for comments and concerns regarding the proposal. An in-person meeting was not held due to concerns over COVID-19. The Association members posed no objections to the proposal but had concerns with parking. Members of the Association have previously agreed to allow use of their parking lots during weekend church services and related functions. Concerns included cars that might be left following functions and not removed from the site for several days causing problems with parking at an Association member's lot. Subsequently, the Association asks that the MVCC be diligent in informing congregate members to remove vehicles after services and assisting Association members in dealing with vehicles owners whose vehicles are occupying spaces for an inordinate amount of time.

There being no objection made to the proposal proceeding by any of its members, the Seven Lakes Business Park Association approves the proposal.

Signed:

Association Manager

Architectural Design Narrative
Mountain View Community Church
May 29, 2020

During the Program Verification Phase, the Design Team and MVCC representatives considered several options to lay out the various key spaces including:

- Main entry was considered at both the southeast corner and at the south-central courtyard space.
- The children's classroom wing was studied in a variety of configurations.
- The sanctuary configuration was analyzed to maximize seating while maintaining an intimate feel.
- Ease of flow and wayfinding through the facility while enhancing security team capabilities was a strong consideration.
- Maximizing value and controlling budget was and continues to be at the forefront of all decision making.

After this in-depth analysis, it was determined that the main entry should be on the southeast corner due to proximity of the majority of parking spaces as well as adjacency to the south stair providing access to the 2nd floor office/administrative suite. Secondary entries are provided from the south-central courtyard and the west side of the building.

The children's wing was placed on the east side taking advantage of the numerous exterior windows and the high ceilings within the east wing. The main entry to children's is near the building main entry to ensure good flow for drop-off and pickup by parents.

The sanctuary's 90-degree fan shape places the platform in the southwest corner and the main rear entry/exit to the northeast providing for direct access to the pre-function/commons space. The fan shape, along with a large, wraparound balcony, maximizes seating while limiting the viewing distance from the most remote seating location.

The large commons space, immediately outside the sanctuary, connects together all the entry points, as well as the children's wing, north lounge and The Box. The ceiling height in the central portion of the commons will be raised up approximately 4' to provide for a voluminous feel with clerestory windows on the north side flooding the space with natural light.

As we moved through schematic design, it was determined that a two-phase design scenario would allow for flexibility of construction, if budget constraints dictate. Therefore, a phase 1 scenario was developed placing the sanctuary (500+ seat capacity) in the existing pre-engineered metal structure in the northwest corner while utilizing the southwest metal structure as The Box. Then in phase 2, these uses flip locations with The Box shifting to the northwest space, the southwest structure being torn down, and a new larger 900+ seat sanctuary being constructed.

Building Materials Narrative

This building materials narrative is intended to provide general scope definition and quality.

Exterior Materials
The existing facility was built in three phases. Phase 1 was two offset pre-engineered metal building structures with low-slope metal roofs, light-gage exterior stud wall framing with exterior stucco finish. Windows are aluminum storefront.

Phase 2 was constructed to the east of phase 1 and is load-bearing CMU block walls with steel column/beam/bar joist roof assembly.

Phase 3, built to the east of phase 2, is a two-story structure with insulated precast exterior wall panels and steel

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beam/bar joist roof structure.

The design intent is to keep the majority of existing exterior finishes with only limited repair work/finish upgrades such as new paint on all existing exterior wall surfaces including stucco plus minor caulking, flashing repairs, etc. Add alternate pricing to be provided to put a new elastomeric finish coat on the existing stucco in lieu of paint.

New exterior materials and architecture for the facility will be mostly contained to the southeast entry, south-central courtyard façade and the phase 2 sanctuary and associated spaces.

At the southeast main entry, the existing small airlock vestibule will be removed to enlarge the exterior plaza space. A new airlock vestibule will be created within the existing conditioned space. A new roof creating a covered entry will be constructed and attached back to the existing precast concrete wall.

At the south-central courtyard the existing south CMU wall will be demolished and reconstructed with steel framing to create the south airlock vestibule and overhead garage door entries. Steel columns with diagonal brackets will support the sloping canopy covering these elements. Manufactured stone wraps will encompass the lower portion of the freestanding columns.

The new phase 2 sanctuary will be constructed with steel columns, beams, girder trusses and bar joists as described in the structural narrative. The exterior skin will include glass mat sheathing over the light gage stud framing with air barrier, 2-1/2" continuous insulation and 1" to 1-1/2" spray foam insulation in the stud cavities.

Exterior finishes at the new sanctuary will be a mix of manufactured stone and stucco with thermally-broken aluminum storefront/curtainwall frames with double pane low-E glazing (PPG Solarban 70XL or approved equal) with a 50% to 60% frit pattern on approximately 50% of the total glazing surface area. Matching intermediate sunshade devices will be mounted directly to the curtainwall frame.

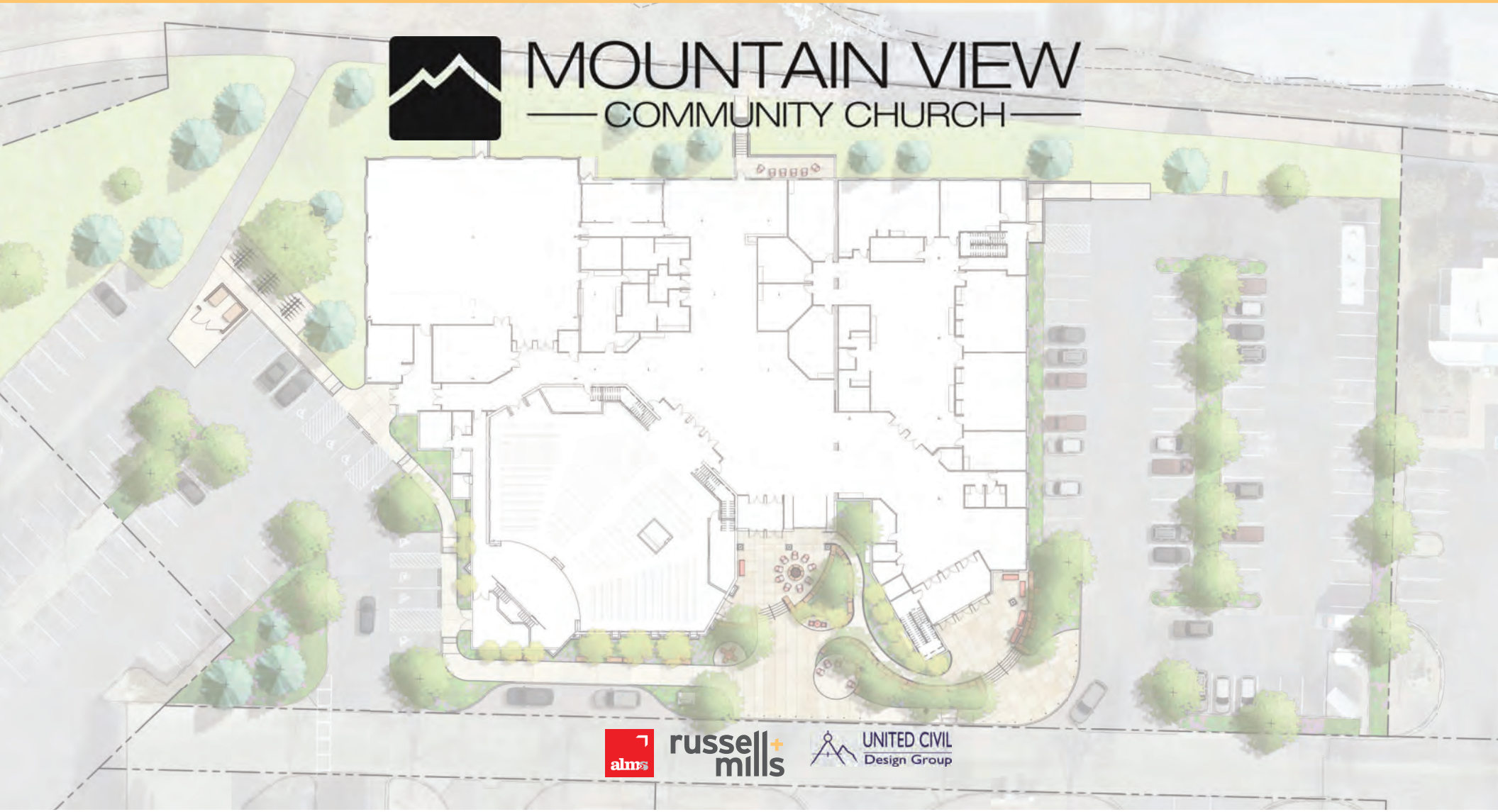
The basis of design product for the wainscot/pilasters below the windows and around the doors on the south and east is *Coronado Prairie Stone*, Mocha Granite or Latte color, https://www.coronado.com/PrairieStone. The larger feature wall with the cross and corresponding walls are to be *Coronado Smooth Limestone*, Harvard Grey color, https://www.coronado.com/SmoothLimestone. Provide add alternate pricing to change from Smooth Limestone to Chiseled Limestone, Silver Ash color.

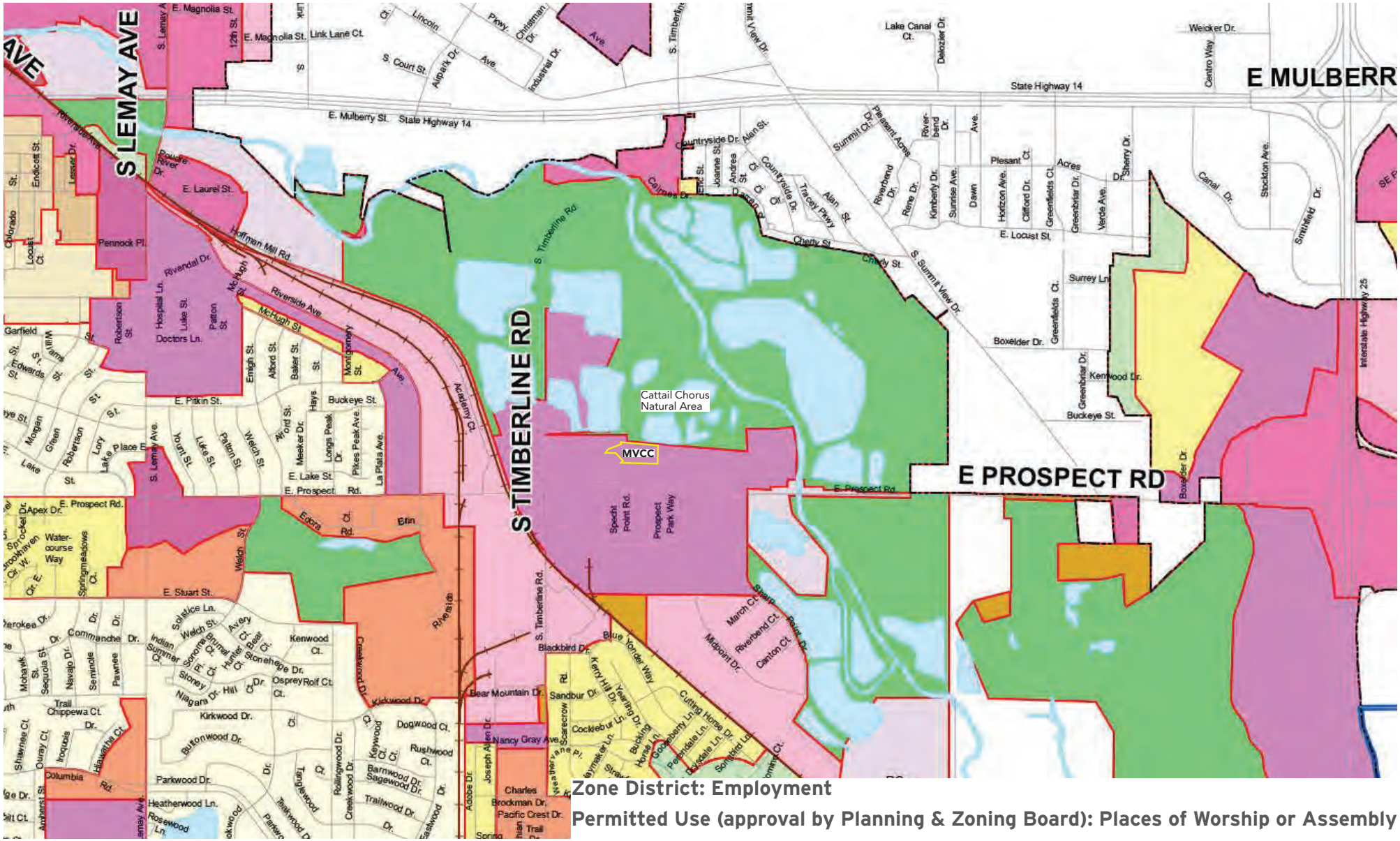
The west entry will also be slightly reconfigured including the removal of the angled glulam beam on the outside.

Interior Materials

Interior materials will be a blend of hard and soft surfaces with the intent to be high quality, low maintenance, commercial grade products. A preliminary room finish schedule along with reflected ceiling plans show the general intent.

Welcome to the Neighborhood Meeting for





Zone District: Employment

Permitted Use (approval by Planning & Zoning Board): Places of Worship or Assembly

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Mountain View Community Church

Zoning Map

alms russell + mills 2020.05.27

Mountain View Community Church

Current Conditions Aerial

Front Entrance

Loading Dock

West Entrance

West Side of Building

West Connection from Parking Lot to Spring Creek Trail

North Side of Building

Spring Creek Trail and Cattails Chorus Natural Area

East Side of Building

Parcel size: 2.899 acres

Required parking (1/4 seats, 900 seats): 225 spaces

Provided Parking On Property:

Standard spaces	82
Compact spaces	9
Handi-cap spaces	8
Total	99 spaces

Provided Parking via Alt. Compliance:

2290 E. Prospect	40
2310 E. Prospect	51
2362 E. Prospect	27
2500 E. Prospect	102
Total	220 spaces

Total Available Parking: 319 spaces

Required bike parking: 17 spaces

Provided bike parking: 33 spaces

0 20 40 80'

alms russell + mills 2020.05.27

Mountain View Community Church

Site Plan: Phase 1

Parcel size: 2.899 acres

Required parking (1/4 seats, 900 seats): 225 spaces

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Total	220 spaces

Total Available Parking: 319 spaces

Required bike parking: 17 spaces

Provided bike parking: 33 spaces

0 20 40 80'

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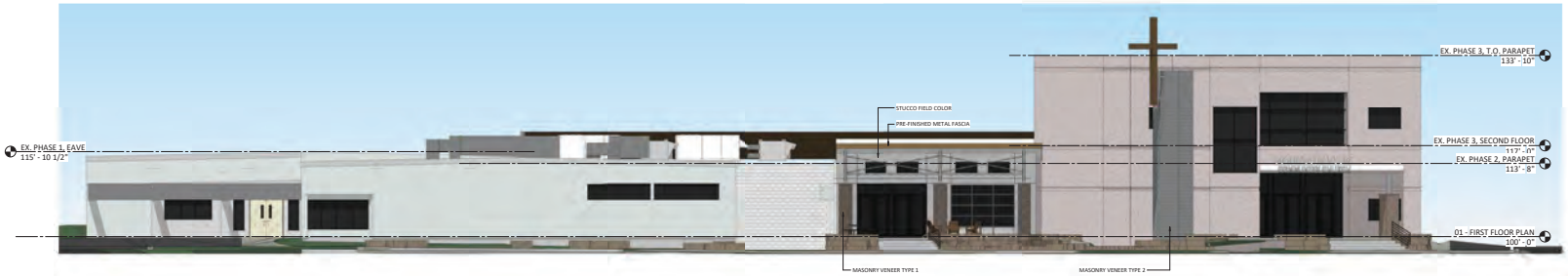
Mountain View Community Church

Site Plan: Phase 2

WEST ELEVATION, PHASE 1

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION, PHASE 1

SCALE: 1/8" = 1'-0"

NORTH ELEVATION, PHASE 1

SCALE: 1/8" = 1'-0"

EAST ELEVATION, PHASE 1

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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2020.05.27

Mountain View Community Church

Architectural Elevations: Phase 1

1 AA1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

4 AA1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

01 AA1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

02 AA1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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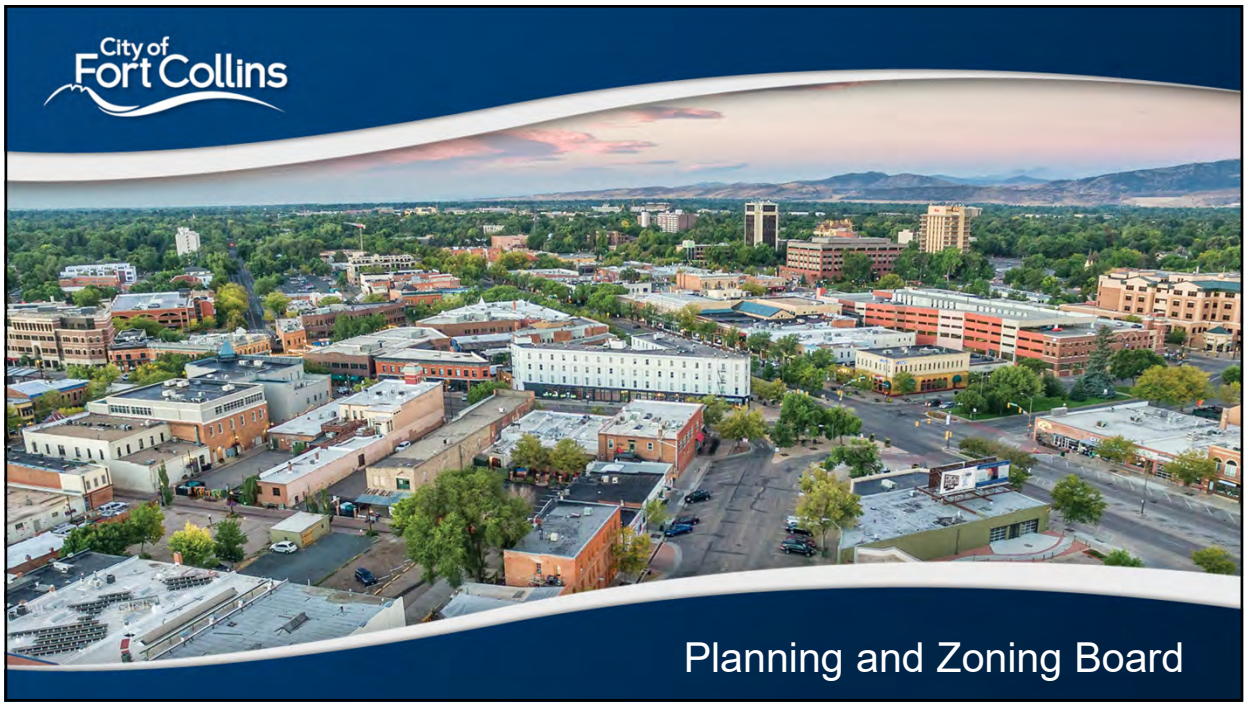
Mountain View Community Church

Architectural Elevations: Phase 2

MOUNTAIN VIEW
COMMUNITY CHURCH

CHURCH



1

City of Fort Collins

Mountain View Community Church

PDP200008

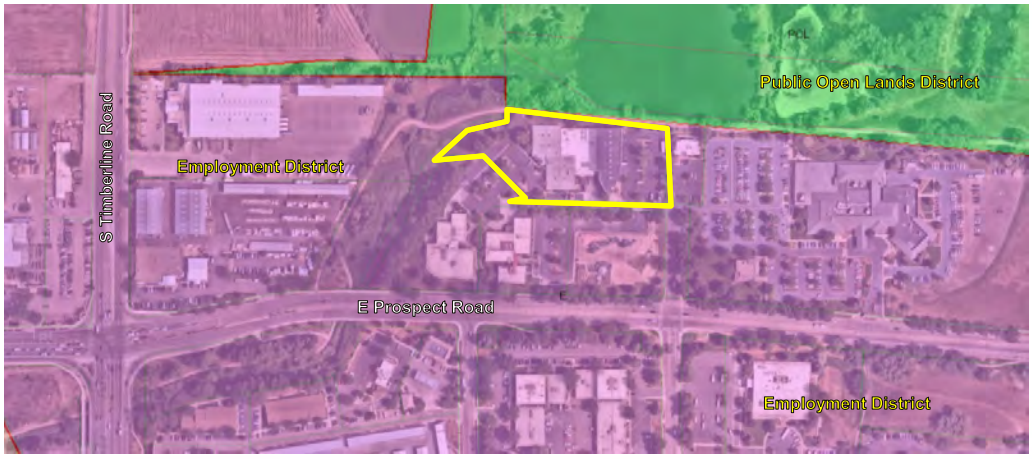
MOUNTAIN VIEW
COMMUNITY CHURCH

Applicant: Shelley La Mastra, RLA russell + mills

City Staff: Senior City Planner Noah Beals 2

2

Mountain View Community Chruch



3

3

Mountain View Community Church

4

4

Mountain View Community Church

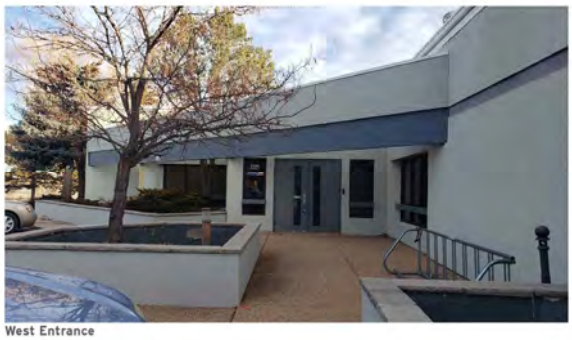
Loading Dock

Front Entrance

5

5

Mountain View Community Church


West Entrance

West Connection from Parking Lot to Spring Creek Trail

6

6

Mountain View Community Church

West Elevation

Phase 1

Phase 2

7

7

Mountain View Community Church

South Elevation

Phase 1

Phase 2

8

8

Mountain View Community Church

North Elevation

Phase 1

Phase 2

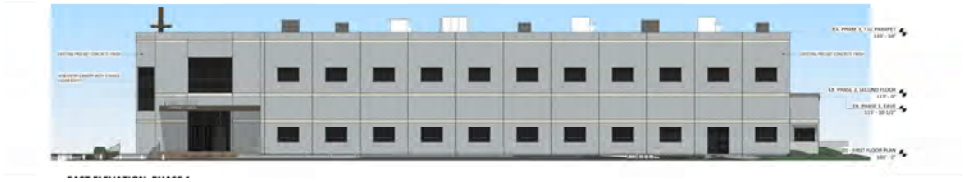
9

9

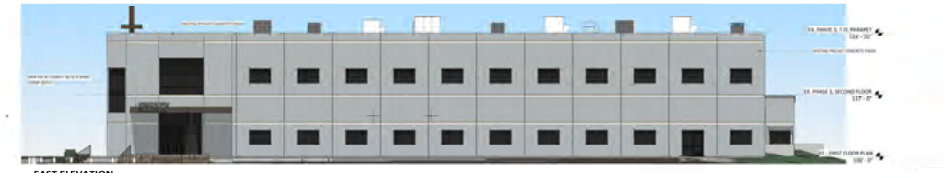
Mountain View Community Church

East Elevation

Phase 1



Phase 2



10

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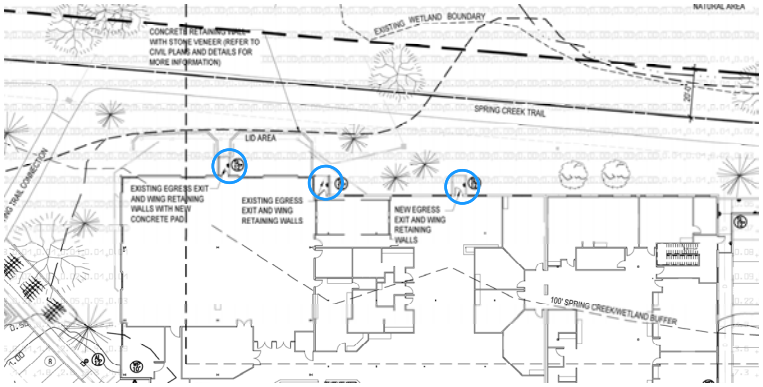
Mountain View Community Church

Alternative Compliance for lighting

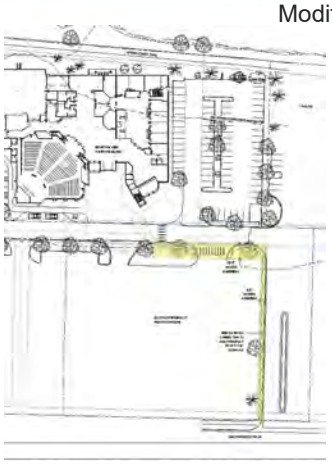


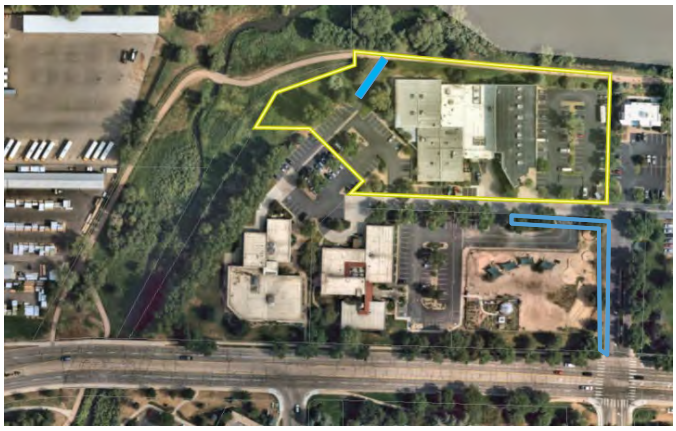
11

11

Mountain View Community Church

Modification Request for Connecting Walkway





12

12

Mountain View Community Church

Staff recommends approval of PDP200008, Mountain View Community Church and the modification request for the following overlapping sections:

- Section 3.5.3(C)(1), 3.2.2(C)(5)(a), 3.2.2(C)(6) and 3.2.2(C)(7) all speak to the same requirement for a pedestrian and/or bicycle connection from the site that extends to the public right-of-way.

13

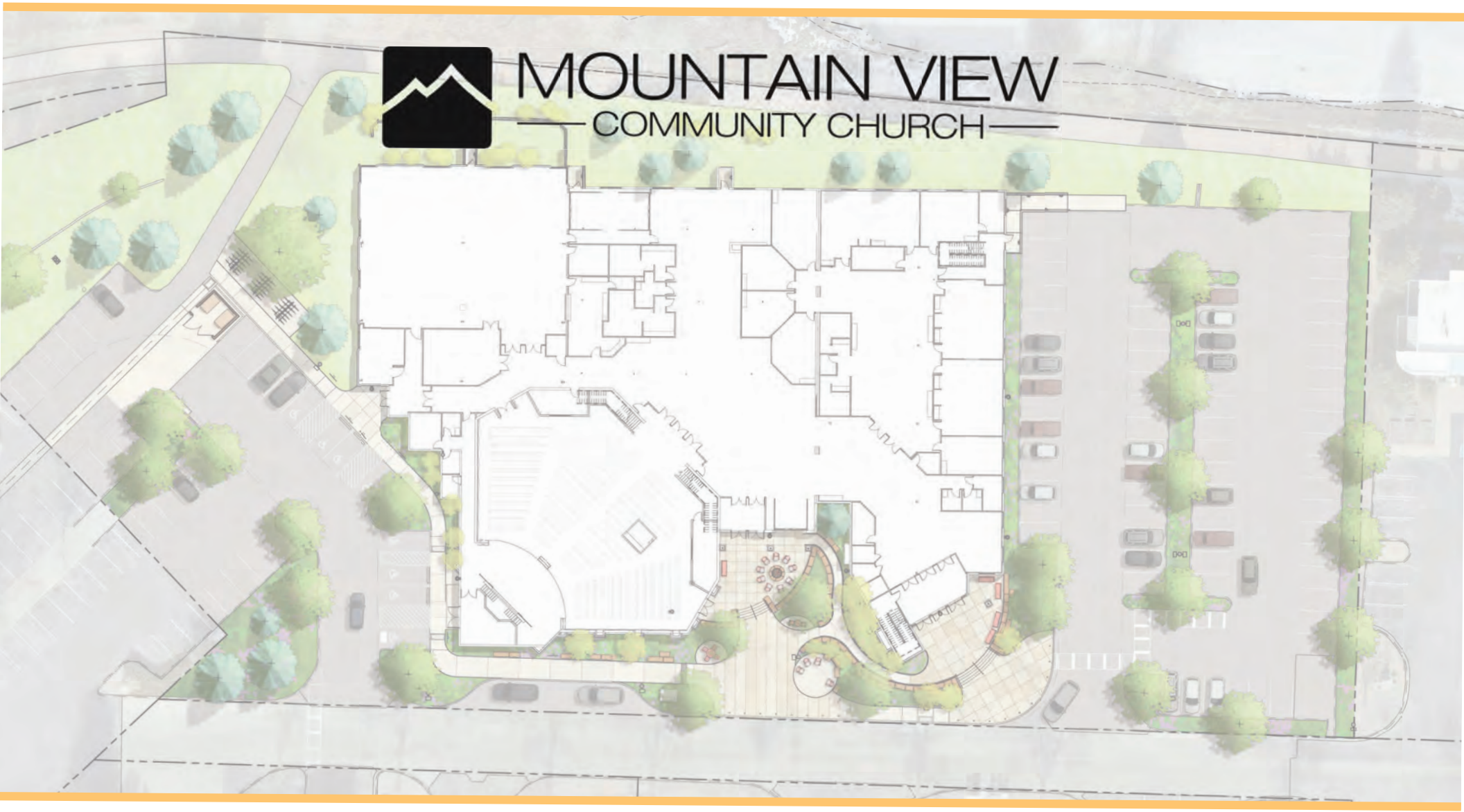
13

Zoning Board of Appeals

Thank You

14

14



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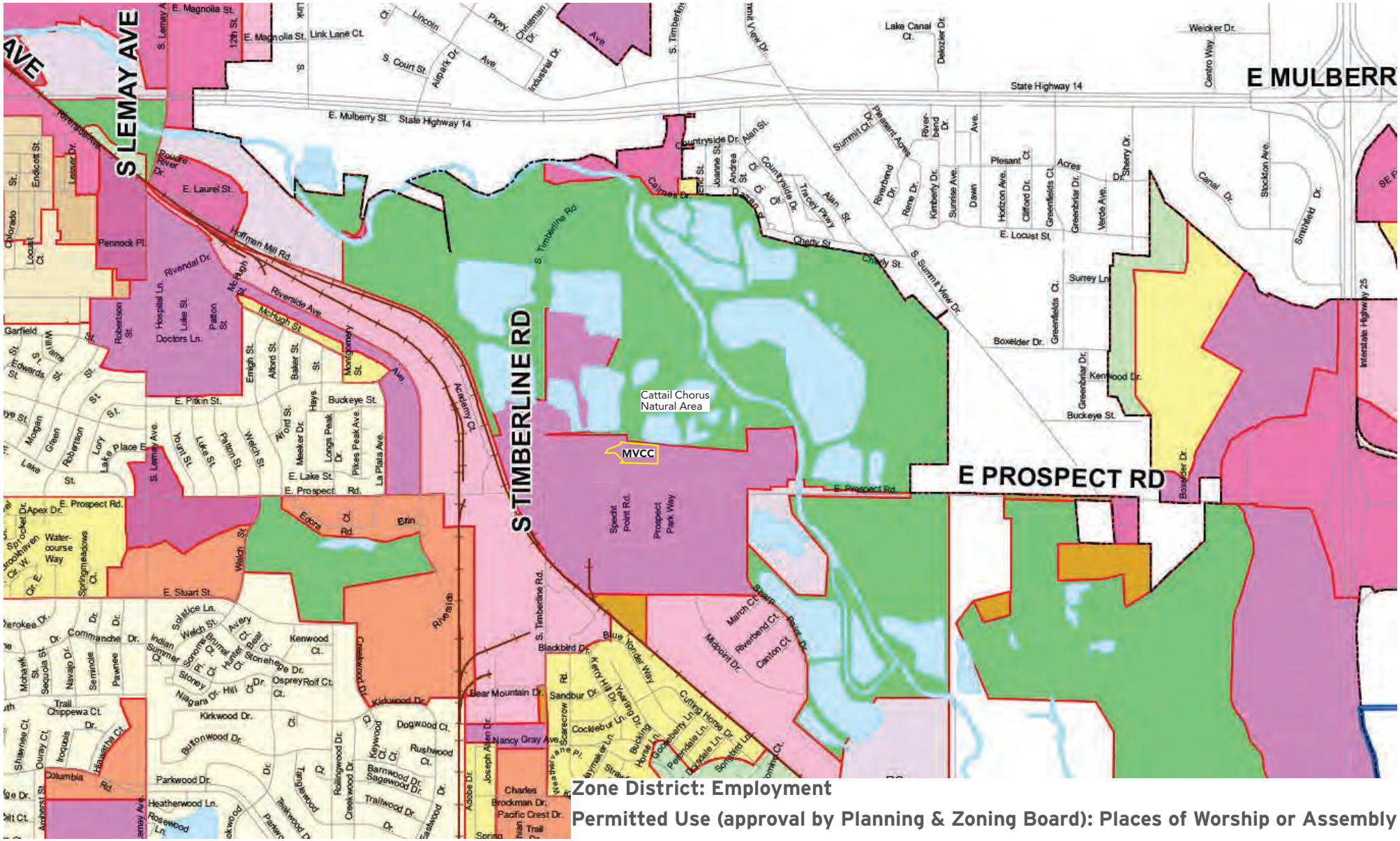


Zone District: Employment

Permitted Use (approval by Planning & Zoning Board): Places of Worship or Assembly

alms russell + mills 2020.09.17

Mountain View Community Church

Zoning Map

Address *	Parcel Number*	Owner *	Acres *	% of Total	Use	Primary or Secondary Use	Business **
N/A	8717306001	SEVEN LAKES BUSINESS PARK ASSN	1.42	6.3	FLOODWAY	PRIMARY	N/A
2290 E PROSPECT ROAD	8717306004	DDNH COMMERCIAL LLC	1.90	8.4	EMPLOYMENT	PRIMARY	MICROBIAL RESEARCH INC.
2310 E PROSPECT ROAD	8717306906	C AND C HOLDINGS LLC	1.36	6.0	PUBLIC SCHOOL	PRIMARY	MOUNTAIN SAGE SCHOOL
N/A	8717306910	GATEWAY MEDICAL SERVICES LLC	1.51	6.7	UNDEVELOPED LOT	PRIMARY	N/A
N/A	8717306001	SEVEN LAKES BUSINESS PARK ASSN	1.42	6.3	ENTRANCE ROAD	PRIMARY	N/A
2330 E PROSPECT ROAD	8717306005	MOUNTAIN VIEW COMMUNITY	2.87	12.7	PLACE OF WORSHIP	SECONDARY	MOUNTAIN VIEW COMMUNITY CHURCH
2362 E PROSPECT ROAD	8717306007	TRI-LIFE PROPERTIES LLC	0.51	2.2	CLINIC	PRIMARY	TRI-LIFE HEALTH, PC
2500 E PROSPECT ROAD	8717310001	GATEWAY MEDICAL SERVICES LLC	11.67	51.5	CLINIC	PRIMARY	ORTHOPEDIC CENTER OF THE ROCKIES
		TOTAL	22.66	100			

* INFORMATION FROM LARIMER COUNTY ASSESSOR'S PAGE, TOTAL ACREAGE VARIES SLIGHTLY FROM ORIGINAL ODP BY 1.0 ACRE

** INFORMATION FROM GOOGLE

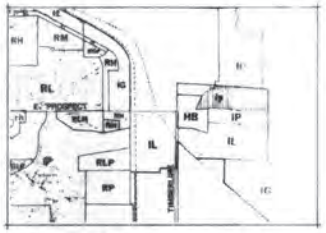
FIRST AMENDMENT to

MASTER PLAN

Seven Lakes business park

owner: THE NEENAN COMPANY
309 COMMERCE DRIVE
FT. COLLINS, CO

planners: GEFROH ASSOCIATES INC
ARCHITECTS
FT. COLLINS, CO



VICINITY MAP

LEGAL DESCRIPTION

A tract of land situate in the South 1/2 of the Southwest 1/4 of Section 17, Township 7 North, Range 68 West of the 6th P.M., Fort Collins, Colorado, which considering the West line of the said Southwest 1/4 as bearing North 00° 00" East and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears North 00°02" East 75.00 feet and again South 89°16" East 1976.85 feet and again South 00°00"30" East 81.91 feet from the Southwest corner of said Section 17 and run thence South 84°49" East 1576.69 feet to a point on the East line of the said Southwest 1/4; thence South 00°02"30" East 547.60 feet to the South 1/4 corner of said Section 17; thence along the approximate centerline of East Prospect Street, North 84°18" West 954.42 feet and again North 88°11" West 1128.65 feet; thence North 28°24" East 436.45 feet; thence along the arc of a 310.00 foot radius curve to the right a distance of 309.10 feet, the long chord of which bears North 56°57"52" East 296.45 feet; thence North 62° 35"30" West 19.56 feet to the point of beginning.

LAND USE ANALYSIS

tract	acres	building s.f.	parking
A	10.66	94,000	[illegible]
B	6.84	80,000	[illegible]
C	6.16	78,000	[illegible]
totals	23.66	252,000	[illegible]

NOTES:

1) [illegible] to exceed 40' in height
2) use limited to office, manufacturing, warehouse [illegible]
3) maintenance of private drives, parking lots, plants and open spaces and common property owner maintenance association
4) tract 'A' to be developed first most likely 'B' will follow, then 'C'

Gefroh Associates Inc.
Architects / Planners

42-M

This unofficial copy was downloaded on May-15-2020 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

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Mountain View Community Church

Current Conditions Aerial

Front Entrance

Loading Dock

West Entrance

West Side of Building

West Connection from Parking Lot to Spring Creek Trail

North Side of Building

Spring Creek Trail and Cattails Chorus Natural Area

East Side of Building

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Mountain View Community Church

Site Plan: Phase 1

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Mountain View Community Church

Site Plan: Phase 2

SECTION 3.2.2 -Access, circulation & PARKING

3.2.2(K)(1)(h) Land use code:

Schools, Places of Worship or Assembly and Child Care Centers: For each school, place of worship or assembly and child care center, there shall be one (1) parking space per four (4) seats in the auditorium or place of worship or assembly, or two (2) parking spaces per three (3) employees, or one (1) parking space per one thousand (1,000) square feet of floor area, whichever requires the greatest number of parking spaces. In the event that a school, place of worship or assembly, or child care center is located adjacent to uses such as retail, office, employment or industrial uses, and the mix of uses creates staggered peak periods of parking demand, and the adjacent landowners have entered into a shared parking agreement, then the maximum number of parking spaces allowed for a place of worship or assembly shall be one (1) parking space per four (4) seats in the auditorium or place of worship or assembly, and the maximum number of parking spaces allowed for a school or child care center shall be three (3) spaces per one thousand (1,000) square feet of floor area. When staggered peak periods of parking demand do not exist with adjacent uses such as retail, office, employment or industrial uses, then the maximum number of parking spaces allowed for a place of worship or assembly shall be one (1) parking space per three (3) seats in the auditorium or place of worship or assembly, and the maximum number of parking spaces allowed for a school or child care center shall be four (4) spaces per one thousand (1,000) square feet of floor area.

REQUIRED VEHICLE PARKING:
MAXIMUM ALLOWED WITH SHARED PARKING AGREEMENT:
(1 / 4 SEATS) 900 SEATS = 225 SPACES

PROVIDED VEHICLE PARKING ON PROPERTY (2330 E. PROSPECT):

STANDARD PARKING (9'x19')	81
COMPACT PARKING (MIN. 8'x15')	9 (40%)
HANDI-CAP PARKING	8
TOTAL PROVIDED SPACES =	98 SPACES

PROVIDED VEHICLE PARKING OFF SITE:

2290 E. PROSPECT ROAD	40
2310 E. PROSPECT ROAD	51
2362 E. PROSPECT ROAD	27
2500 E. PROSPECT ROAD	102
	220 SPACES

TOTAL AVAILABLE VEHICLE PARKING 318 SPACES

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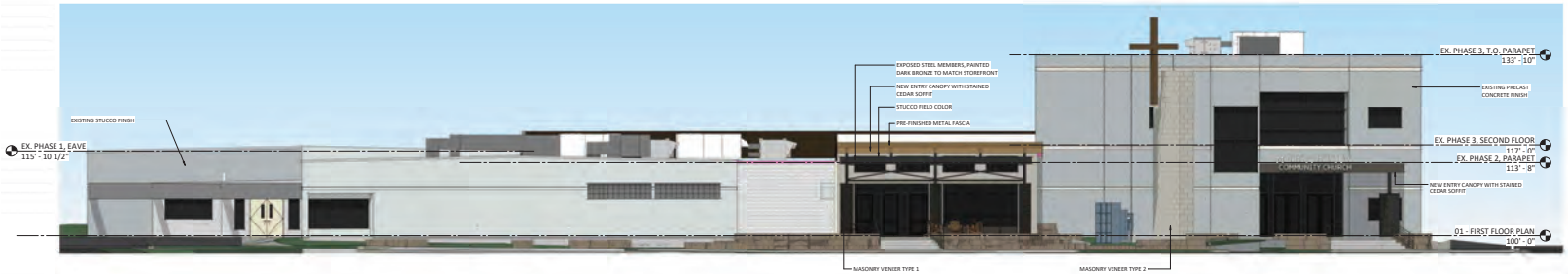
Mountain View Community Church
Parking

1 A4.1A WEST ELEVATION, PHASE 1
SCALE: 1/8" = 1'-0"

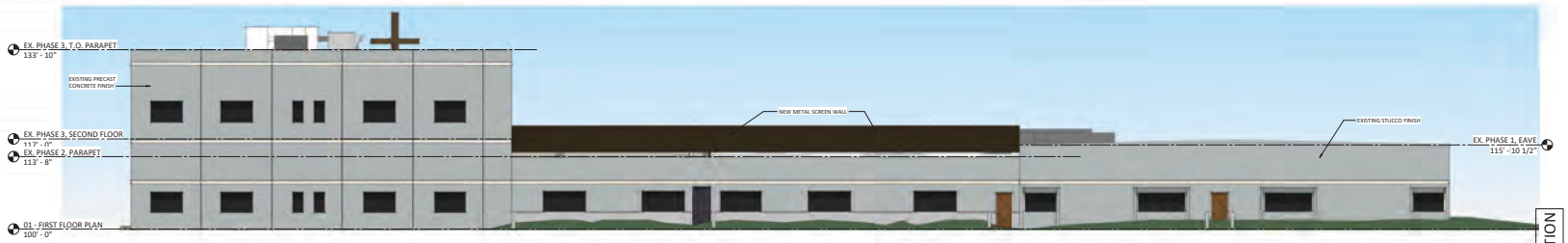
EXTERIOR MATERIAL LEGEND

- MASONRY VENEER - TYPE 1 PRAIRE STONE - SMOKE
- MASONRY VENEER - TYPE 2 CHISELED LIMESTONE - CREAM
- STUCCO FINISH - TYPE 1 FIELD COLOR
- STUCCO FINISH - TYPE 2 ACCENT COLOR
- METAL FACIA, SCREEN WALL & STOREFRONT COLOR: DARK BRONZE

NOTE:
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.



2 A4.1A SOUTH ELEVATION, PHASE 1
SCALE: 1/8" = 1'-0"



3 A4.1A NORTH ELEVATION, PHASE 1
SCALE: 1/8" = 1'-0"

4 A4.1A EAST ELEVATION, PHASE 1
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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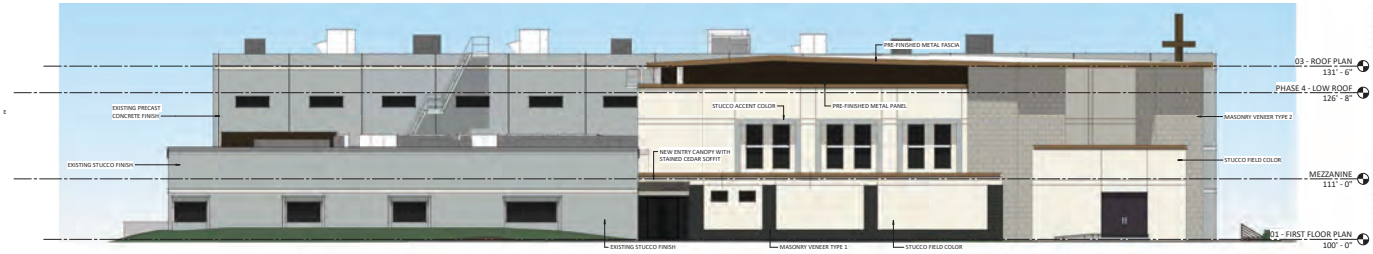
Mountain View Community Church

Architectural Elevations: Phase 1



3 A4.10 SCALE: 1/8" = 1'-0"

WEST ELEVATION

EXTERIOR MATERIAL LEGEND

- MASONRY VENEER - TYPE 1 PRAIRIE STONE - SMOKE
- MASONRY VENEER - TYPE 2 CHISELED LIMESTONE - CREAM
- STUCCO FINISH - TYPE 1 FIELD COLOR
- STUCCO FINISH - TYPE 2 ACCENT COLOR
- METAL FACIA, SCREEN WALL & STOREFRONT COLOR: DARK BRONZE

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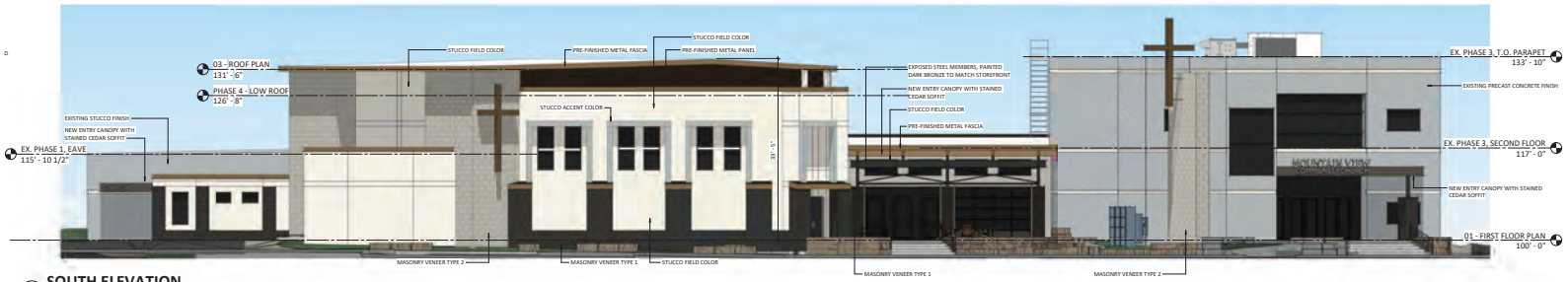

4 A4.10 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

01 A4.10 SCALE: 1/8" = 1'-0"

NORTH ELEVATION

02 A4.10 SCALE: 1/8" = 1'-0"

EAST ELEVATION

NOT FOR CONSTRUCTION

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Mountain View Community Church

Architectural Elevations: Phase 2

View from east parking lot

View from north

View from west

View from north-west

View from south

View from south-east

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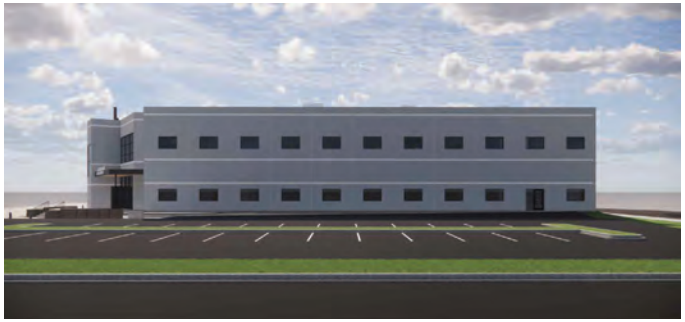
Mountain View Community Church

Site Views - Phase 1



View from east parking lot

View from north

View from west

View from north-west

View from south

View from south-east

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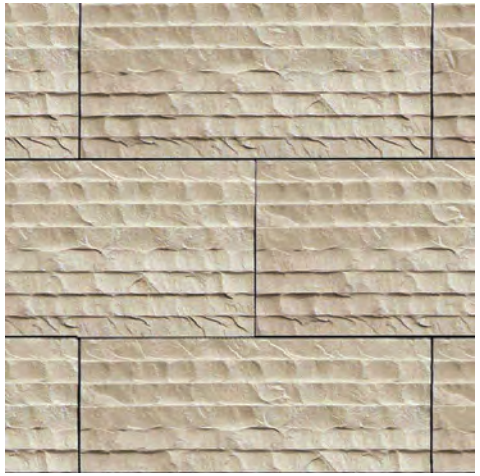
Mountain View Community Church

Site Views - Phase 2

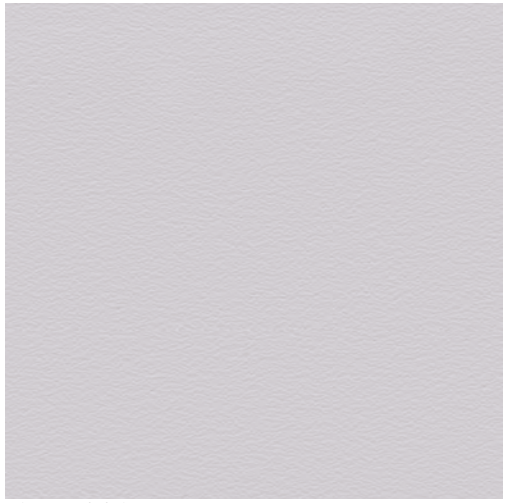


Masonry Veneer - Type 2
Chisled Limestone - Cream

Masonry Veneer - Type 1
Prairie stone - Smoke

Metal Fascia Screen Wall and Storefront
Color: Dark Bronze

Stucco Finish - Type 1
Field Color



Stucco Finish - Type 1
Accent Color

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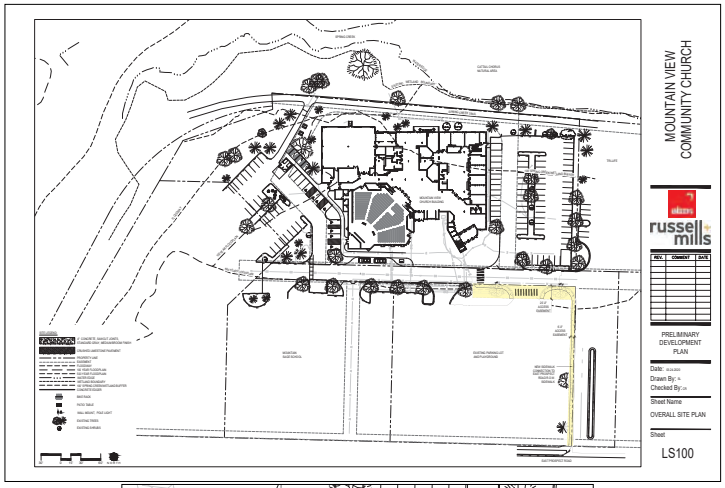
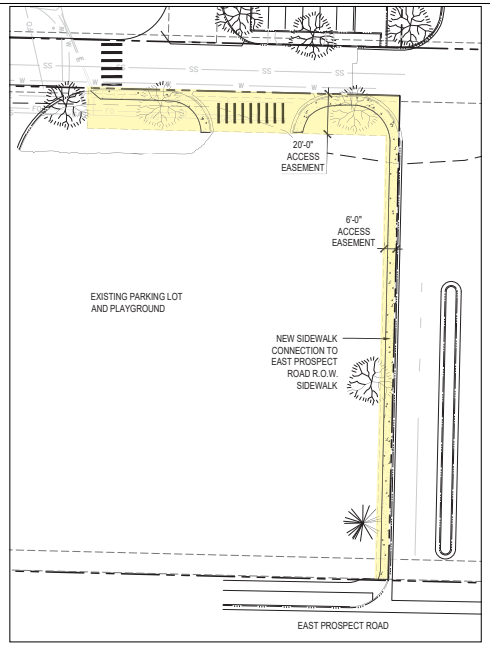
The following exhibit was attached to the easement request email sent on March 31, 2020.

The area for the easement and associated sidewalk has been highlighted and enlarged for easier reading.





The following exhibit email was the reponse from the south property owner.

On Apr 8, 2020, at 3:28 PM, Jason McConahy <jason@mvcchurch.org> wrote:
Thanks for getting back to us Jesse. We'll take a look at this.

Jason

On Apr 8, 2020, at 12:27 PM, Jesse Struckhoff <jstruckhoff@orthohealth.com> wrote:
Hello Jason,

We have reviewed your request. Due to the need to remain flexible with the use of our land, we would not support an easement as it will run with the land. In addition, it would have an impact on our current tenant and would be subject to their approval. However, an option may exist on the east side of the drive. I understand 7 lakes owns approx. 15 feet of land running along the east side of the drive. This may be an option to pursue through the association.

Thank you,

Jesse Struckhoff, CHFM, PMP
Director of Property Management Services
Main: (970) 493-0112 | Direct: (970) 419-7006

3 Colorado Locations:

2500 East Prospect Rd.	3470 East 15th St.	1900 16th St., 3rd Floor
Ft. Collins, CO 80525	Loveland, CO 80538	Greeley, CO 80631

From: Jason McConahy [mailto:jason@mvcchurch.org]
Sent: Thursday, April 02, 2020 2:50 PM
To: Jesse Struckhoff
Cc: Shelley Lamastra
Subject: Re: Question about our project in the Seven Lakes Business Park

Jesse, no worries. Thanks for the reply. I'm sure thinks are pretty hectic for you all right now.

Jason

Modification Request #1

LUC 3.5.3(C)(1):
Where complete separation of pedestrians and vehicles and bicycles is not possible, potential hazards shall be minimized by the use of techniques such as special paving, raised surfaces, pavement marking, signs or striping, bollards, median refuge areas, traffic calming features, landscaping, lighting or other means to clearly delineate pedestrian areas, for both day and night use.

LUC 3.2.2(5)(a):
Directness and Continuity. Walkways within the site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access. Walkways shall be unobstructed by vertical curbs, stairs, raised landscape islands, utility appurtenances or other elements that restrict access and shall link street sidewalks with building entries through parking lots. Such walkways shall be raised or enhanced with a paved surface not less than six (6) feet in width. Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle.

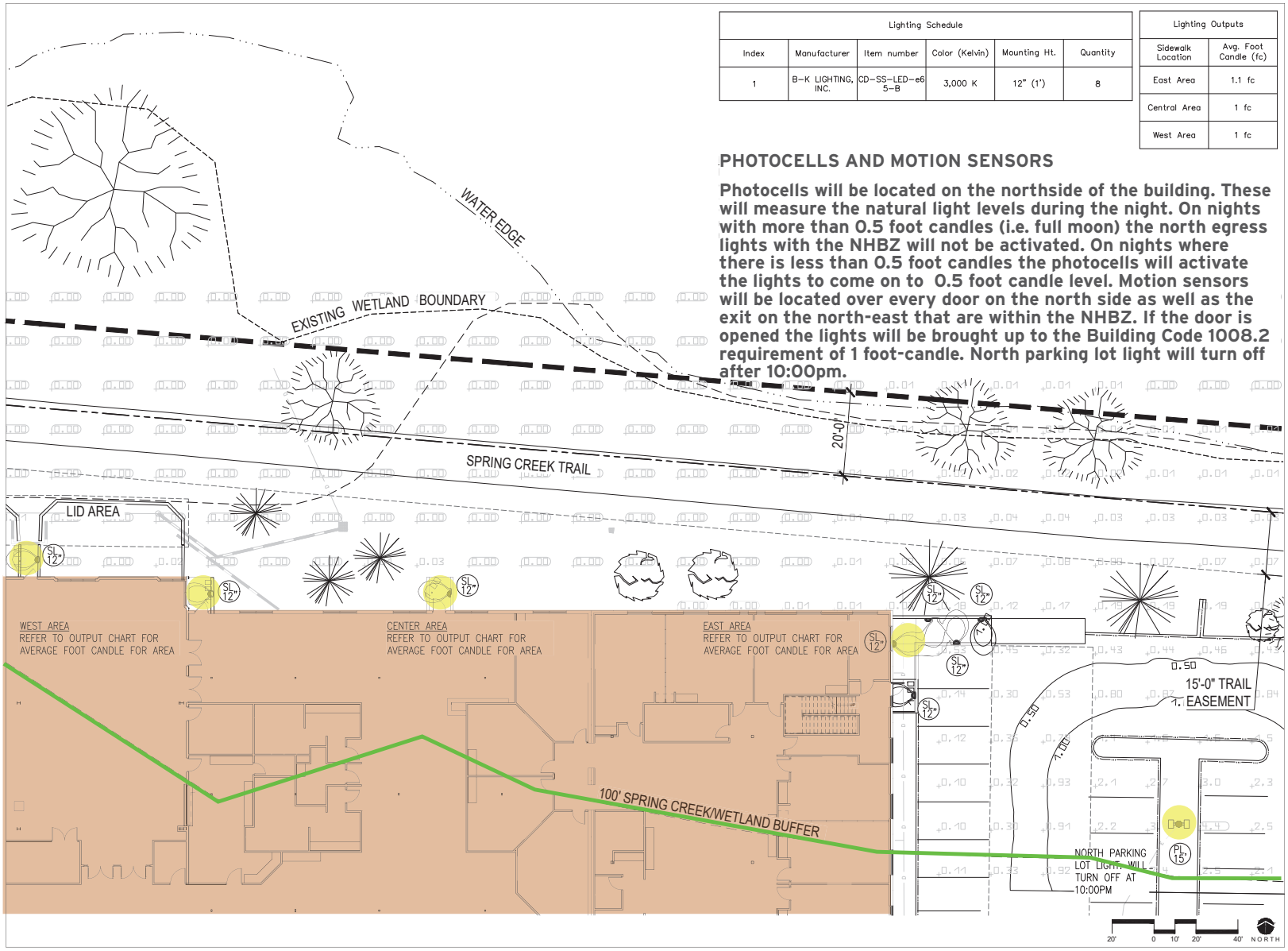
LUC 3.2.2(C)(6):
Direct On-Site Access to Pedestrian and Bicycle Destinations. The on-site pedestrian and bicycle circulation system must be designed to provide, or allow for, direct connections to major pedestrian and bicycle destinations including, but not limited to, trails, parks, schools, Neighborhood Centers, Neighborhood Commercial Districts and transit stops that are located either within the development or adjacent to the development as required, to the maximum extent feasible. The on-site pedestrian and bicycle circulation system must also provide, or allow for, on-site connections to existing or planned off-site pedestrian and bicycle facilities at points necessary to provide direct and convenient pedestrian and bicycle travel from the development to major pedestrian destinations located within the neighborhood. In order to provide direct pedestrian connections to these destinations, additional sidewalks or walkways not associated with a street, or the extension of street sidewalks, such as from the end of a cul-de-sac, or other walkways within the development, to another street or walkway, may be required as necessary to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas.

LUC 3.2.2(C)(7):
Off-Site Access to Pedestrian and Bicycle Destinations. Off-site pedestrian or bicycle facility improvements may be required in order to comply with the requirements of Section 3.2.2(E)(1) (Parking Lot Layout), Section 3.6.4 (Transportation Level of Service Requirements), or as necessary to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas.

MODIFICATION JUSTIFICATION:
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 modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant;

The applicant and place of worship owner requested an access easement for installing a sidewalk connection to E Prospect Road as shown in the attached sheets. This request was denied by the property owner of the parcel tot he south. There are not any other viable options that would create a safe and intuitive connection from Prospect as noted the email response and attached images.

MODIFICATION REQUESTED:
No direct R.O.W. sidewalk connection provided to public ROW. Additional pedestrian routes on the site have been provided to improve circulation and safety for users across the property along the entire south side of the building for pedestrians moving from the west to east. Additionally, a sidewalk connection to the trail spur has been added to facilitate bike and pedestrians that are coming from and accessing the Spring Creek Trail.



Lighting Schedule					
Index	Manufacturer	Item number	Color (Kelvin)	Mounting Ht.	Quantity
1	B-K LIGHTING, INC.	CD-SS-LED-e6 5-B	3,000 K	12" (1')	8

Lighting Outputs	
Sidewalk Location	Avg. Foot Candle (fc)
East Area	1.1 fc
Central Area	1 fc
West Area	1 fc

PHOTOCELLS AND MOTION SENSORS

Photocells will be located on the northside of the building. These will measure the natural light levels during the night. On nights with more than 0.5 foot candles (i.e. full moon) the north egress lights with the NHBZ will not be activated. On nights where there is less than 0.5 foot candles the photocells will activate the lights to come on to 0.5 foot candle level. Motion sensors will be located over every door on the north side as well as the exit on the north-east that are within the NHBZ. If the door is opened the lights will be brought up to the Building Code 1008.2 requirement of 1 foot-candle. North parking lot light will turn off after 10:00pm.

MOUNTAIN VIEW
COMMUNITY CHURCH

alms
russell + mills

REV.	COMMENT	DATE

PRELMINARY DEVELOPMENT PLAN

Date: 07.29.2020
Drawn By: SL
Checked By: CR

Sheet Name
PHOTOMETRIC ENLARGEMENT PLAN - MOTION SENSORS

Sheet
LI401

Development Review Staff Report

Agenda Item 3

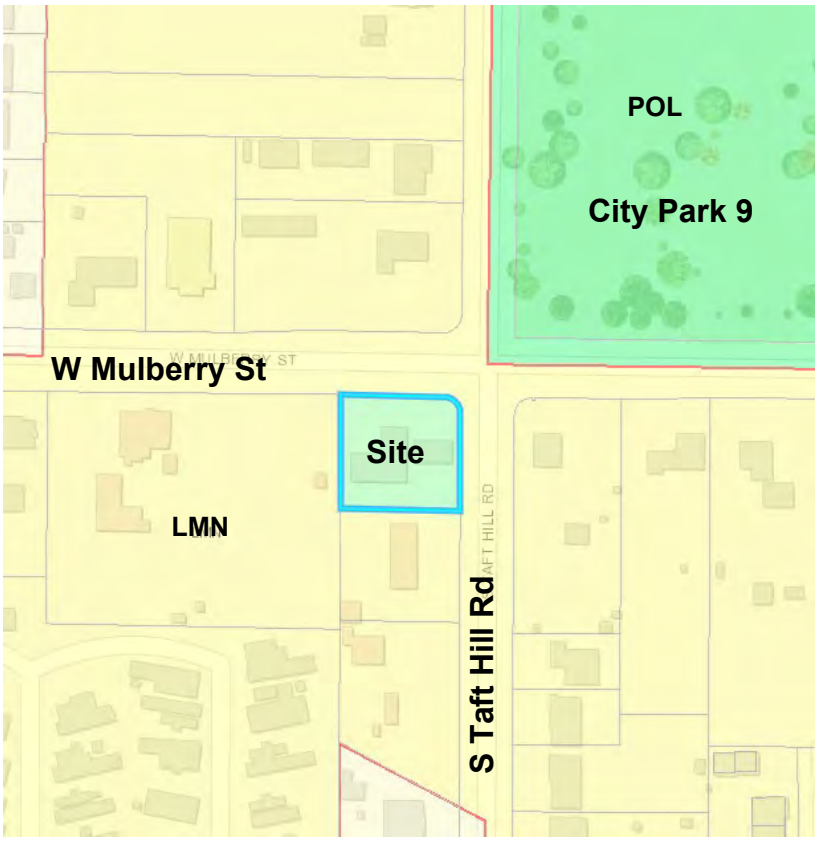
Planning & Zoning Board Hearing: September 17, 2020

Brothers BBQ

Summary of Request

This is a proposed Project Development Plan (PDP), PDP#200005. The plan would redevelop an existing abandoned gas station for a barbeque restaurant. The property is within the Low Density Mixed-Use Neighborhood District (LMN) zone district and requires Planning and Zoning Board (Type 2) Review.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the Board, the applicant will be eligible to submit a Final Development Plan to finalize engineering and other details and record all plan documents; the applicant could then apply for construction and building permits.

Site Location

Southwest corner of S. Taft Hill Rd. and W. Mulberry St. Parcel #9716100048.

Zoning

Low Density Mixed Use Neighborhood (L-M-N).

Property Owner

Chris O'Sullivan and Nick O'Sullivan
NCO Real Estate and Brothers BBQ
4645 W. Colfax Ave.
Denver, CO 80204

Applicant/Representative

Same

Staff

Clark Mapes, City Planner

Contents

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4. Land Use Code Article 3 11
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7. Recommendation 16
8. Attachments 16
9. Links – TBD Weds. ... **Error! Bookmark not defined.**

Staff Recommendation

Staff recommends approval of four Modifications of Standards and the Project Development Plan with two conditions.

1. Project Introduction

A. PROJECT DESCRIPTION

The PDP proposes to change the use of an abandoned gas station to a standard restaurant. The plan proposes complete renovation of the dilapidated building, returning the exterior to close to its original historic character as designed in 1957, and complete replacement the damaged paving that covers the entire site.

- The site is 0.4 acres; the building is 2,414 square feet.
- Fuel tanks have been removed in accordance with State requirements (by previous owner).
- A deteriorated fuel pump canopy has been removed.
- New asphalt and concrete paving with this proposal would include removal of two driveway curb cuts, new widened sidewalks with cutouts for irrigated street trees in tree grates, and a parking lot and service access.
- The plan includes a package of modifications and variances needed because of major differences in approach to city development from the original 1961 development to today,

B. DEVELOPMENT STATUS/BACKGROUND

1. Annexation and Planning

The site was annexed in 1967 as part of the West Fort Collins Annexation. The property was developed as a gas station in 1961, with a building design dated 1957. An untitled site plan from 1988 is found in City records, which appears to involve the addition of a carwash onto the rear portion of the building facing Mulberry St.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)
Land Use	Large-lot single family houses across Mulberry St., developed outside of City Limits.	Two small commercial properties – a carwash, and a shop/storage use, developed outside City Limits.	Large-lot single family houses across Taft Hill Rd. developed outside of City Limits.	One large-lot single family detached house; Skyline mobile home park beyond.

NOTE: For reference, City Park Golf Course is cater corner to the site across Mulberry and Taft Hill Rd.

C. OVERVIEW OF MAIN CONSIDERATIONS

From initial conceptual review of the proposal, it has been clear that the site plan would need to include a package of modifications and variances. The site is already entirely paved (with a few small peripheral exceptions), and the plan mainly consists of replacing the paving and changing its function from drive through fuel service to a parking lot for the restaurant. The main considerations in staff review have involved identifying all of the needed modifications and evaluating the compromises involved.

Therefore, this staff report consists primarily of analysis of the modification requests.

At the conceptual stage, staff found that the unique responsive approach to re-use of the building with re-established historic character generally warrants support for the modifications and variances. The hardships of strict compliance with all standards have been the determining factor in support for the modifications and variances.

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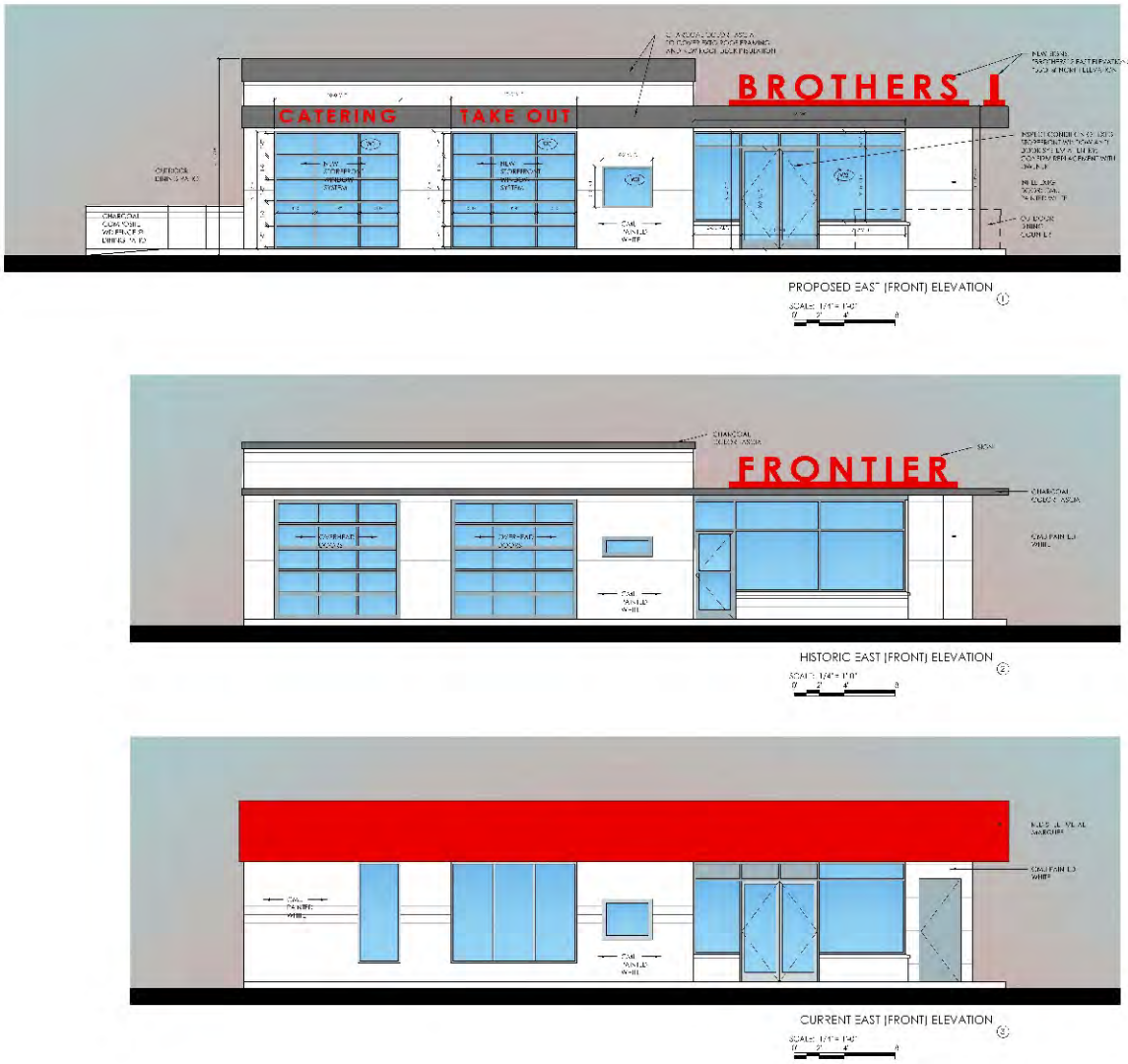
This graphic shows the proposed front (east) face of the building (top); the original 1957 design (middle) and the building as it existed in 2019 prior to acquisition by the applicants. Signage will require separate review independent of the proposed PDP.



The plan has gone through extensive exploration of issues including the following:

- At the outset of Conceptual Review, staff had to consider modifications of the 'Neighborhood Center' standards in the LMN zone, because the restaurant is a permitted use only as a component of a Neighborhood Center as defined in code.
- A significant engineering variance for dedication of right-of-way for a standard 4-lane arterial street right-of-way was needed because dedication of the full standard would render re-use of the property practically infeasible. This issue involved the larger context of the arterial corridors in this vicinity.
- Related to the right-of-way variance, the existing streetscape has 4-foot attached sidewalks and excess driveway curb cuts with no street trees; staff in multiple departments ultimately reached agreement on support for new 8-foot and 10-foot attached sidewalks along Mulberry and Taft Hill respectively, with irrigated street trees in cutouts for tree grates. This resulted in the amount of additional right-of-way

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dedicated on the plat (4 feet on Mulberry vs. 11.5 feet standard and 5.22 feet on Taft Hill vs 27.5 feet standard).

- Also related to the right-of-way variance, feasibility of fitting parking onto the site was considered, leading to the proposed parking layout. The number of stalls falls in the middle range of requirements, but significant modifications are requested for drive aisle and parking stall dimensions.
- Fitting new electric and fire access easements onto the site were considerations in all of the above.

D. CITY PLAN

The City's comprehensive plan (2019 City Plan) was developed with the participation of thousands of community members and embodies the vision and values of the community for the future. A basic aspect of the vision pertinent to the proposal is the unique character and sense of place in Fort Collins.

The subject property is part of a "Mixed Neighborhood" land use designation, for which City Plan provides the following pertinent guidance:

> *Principle LIV 2: Promote infill and redevelopment.*
>
> *Policy LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: » Adaptive reuse of existing buildings (especially those that have historic significance); » Infill of existing surface parking lots—particularly in areas that are currently, or will be, served by bus rapid transit (BRT) and/or high-frequency transit in the future; » Public/private partnerships; » Infrastructure improvements/upgrades; » Streetscape enhancements;…"*

In alignment with City Plan, the development plan redevelops and revitalizes the blighted property with unique adaptive reuse of the building that respects its original design character, along with streetscape enhancements as feasible within the physical constraints of the 1960's development of the area.

2. Public Outreach

A. NEIGHBORHOOD MEETING

A neighborhood meeting was held on May 18, 2020 with approximately 20 people in attendance. One neighbor spoke and offered brief words of support and encouragement. Meeting notes are attached.

3. Land Use Code Article 2

A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR200004

A conceptual review meeting was held on January 24, 2020.

2. First Submittal - PDP190018

The PDP was submitted on May 29, 2020

3. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Board (Type 2) projects. An online neighborhood meeting was held for this project on May 18, 2020. 347 letters were mailed to owners within the notice area.

4. Notice (Posted, Written and Published)

Posted Notice: May 19, 2020, Sign #536.
Written Hearing Notice: September 3, 2020, 347 addresses mailed.
Published Hearing Notice: Scheduled for Sunday, September 6, 2020.

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B. DIVISION 2.8 – MODIFICATION OF STANDARDS

The plan requires four modifications of standards.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. Accordingly, code standards include the provision for 'Modification of Standards' to enable approval of a plan that does not comply with standards as written.

Each of the four modifications addresses multiple specific standards in the respective sections and subsections being modified. The four modifications are explained below in the approximate order of importance in which the issues were addressed in the process, starting with a determination that the use is permitted.

The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of modification requests, as follows.

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) 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 modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

1. Modification of Neighborhood Center Standards – Section 4.5(D)(3) – Neighborhood Centers

Overview

Staff found that the plan requires a modification of standards under Section 4.5(D)(3) *Neighborhood Centers* because the restaurant use is only permitted in the LMN zone district if it is part of a neighborhood center.

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Neighborhood Centers are regulated by a set of standards to integrate them into neighborhoods with local street access such that arterial streets are not necessary to get to a center. A related purpose is to consolidate commercial uses into centers and avoid commercial strip development along arterial streets.

The standards do not differentiate new neighborhoods (where new centers can be located and designed from the start), from existing small scale commercial development such as it exists at this street corner.

It is not feasible for commercial development at this corner to comply with two standards for Neighborhood Centers. Nevertheless, staff finds that 'Neighborhood Center' is the appropriate land use classification for the commercial properties at this corner, with modification of two specific standards to acknowledge the noncompliance.

The first and most fundamental standard that cannot be met is subsection 4.5(D)(3)(b), which states:

> ***Location.*** *A neighborhood center shall be planned as an integral part of surrounding residential development and located where the network of local streets provides direct access to the center. Neighborhood centers that are located on arterial streets and that include retail uses or restaurants shall be spaced at least three thousand nine hundred sixty (3,960) feet (three-quarters [¾] mile) apart.*

A modification of this standard is needed because the existing development pattern precludes compliance. There is no opportunity to introduce any new local street access to and from the surrounding neighborhood, and existing restaurant and retail uses exist less than ¾ mile away both to the east along Mulberry St. and to the south along Taft Hill Rd. To the east, another pre-existing neighborhood center is located just under ½ mile away where Bryan Street enters City Park. One-half mile to the south, a Neighborhood Commercial District anchored by a supermarket exists at W. Elizabeth St.

The second standard that cannot be met is subsection 4.5(D)(3)(e), which requires an outdoor gathering space as follows:

> ***Outdoor Space.*** *A publicly accessible outdoor space such as a park, plaza, pavilion or courtyard shall be included within or adjacent to every neighborhood center to provide a focal point for such activities as outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation.*

Staff found that a modification should be included because it is not feasible for the proposed plan to meet this standard because the parcel size and the subdivision of the three commercial properties at the corner preclude compliance by the proposed plan.

These two specific standards are analyzed below under a single modification of subsection 4.5(D)(3) *Neighborhood Centers* because the criteria and findings are the same for both.

Summary of applicant justification:

The applicant's modification request is attached. The request is based on lack of detriment to the public good, and on subparagraph (3) above -- "physical hardship".

The applicants note that staff explained the issue of restaurants being allowed in the LMN zoning only if part of a Neighborhood Center.

The request notes that the requirements appear to be written for new centers in new neighborhoods where the street layout and subdivision pattern can be designed to comply and that their site could not comply due to the existing development situation, i.e., it is impossible for the restaurant plan to connect the property to the surrounding neighborhood with new local streets.

The justification notes that the plan totally renovates the dilapidated property and restores historic character of the building which will provide a positive neighborhood focal point that the area lacks.

Regarding the lack of detriment to the public good, applicants note that their plan brings major benefit to the public good with their investment in restoration, renovation, and infrastructure upgrades in collaboration with City staff.

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The applicants state that in their many meetings with staff and community members, their plans have been met with positive feedback and excited anticipation of the renovation and opening of the restaurant. They cite no detriment in changing the gas station to a restaurant with outdoor and indoor seating.

Staff Findings

Staff's findings pertain to this particular set of circumstances only. They should not be considered a precedent for any other Neighborhood Center proposal for commercial development along an arterial corridor or corner in a different circumstance.

Staff finds that the granting of the modification would not be detrimental to the public good and that the plan satisfies criterion (3), "physical hardship" under Section 2.8.2(H).

Detriment to the public good. Staff's finding is based on the following considerations:

- Long-standing commercial uses already exist at this corner, the scale of any neighborhood center uses now and in the future is limited by the small size of the properties, and any redevelopment such as the proposed plan will comprise improvements to dilapidated early 1960's development.

- The proposed improvements include complete renovation of blighted property, restoration of historic character of the building to provide a positive neighborhood focal point, new sidewalks and street trees making walking more comfortable for a limited stretch, and outdoor and indoor seating providing space for socializing close to the surrounding neighborhood.

Criterion (3), "physical hardship." Staff's finding is based on the following considerations:

- The gas station property is one of three small commercial properties at this arterial street corner developed in the early 1960's, outside of City Limits. The development pattern is highly inconsistent with today's requirements for neighborhoods where the street layout and subdivision pattern can be planned according to the current standards or where it is feasible to retrofit connections.

- It is physically impossible to connect the property to the surrounding neighborhood with new local streets; however, the plan does what is feasible to improve connectivity with new sidewalks and street trees.

- The hardship of strict application of the standards are not from any act or omission of the applicant.

2. Modification of Parking Dimensions – Section 3.2.2(L) – Parking Stall Dimensions

Overview

The applicant requests a modification to reduce parking lot drive aisle width from 24 feet to 20 feet and reduce parking stall depth from 19 feet to 18 feet.

Summary of Applicant Justification

The applicant's modification request is attached. The request is based on lack of detriment to the public good, and on subparagraph (3) above -- "physical hardship".

To illustrate the lack of detriment to the public good the applicants provided an example of a similar situation where they operate a similar restaurant after renovating a small vintage gas station on a small existing paved commercial lot. That property has smaller parking dimensions than the proposed plan – a 19-foot drive aisle and 17-foot stall depth. The layout is shown below. The graphic quality of the plan image is what was available for this report, but the parking access, aisles, and stalls can be discerned.

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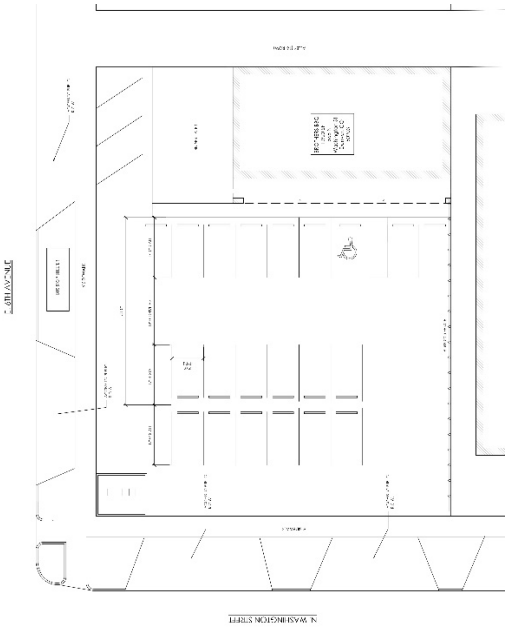

To justify the request due to "physical hardship", applicants note that the site was originally developed as a gas station 60 years ago to accommodate drive-through pump service, not parking. They note the necessity of parking to enable re-use of the site for a restaurant, and note the work with staff on interrelated plan components of parking and streetscape widening and improvements.

Staff Findings

Staff finds that the modification would not be detrimental to the public good and satisfies criterion (3) in subsection 2.8.2(H).

Detriment to the public good. Staff's finding is based on:

- Any inconvenience from the reduction in drive aisle width would be borne by those directly involved with the private activity at the facility, thus limiting any detriment to the public good.
- Staff trusts that it would be apparent to any customer that this is a unique small place that requires more careful movement than standard contemporary development, as apparently evidenced by the similar restaurant at 6th and Washington in Denver.

Criterion (3), "physical hardship." Staff's finding is based on the following considerations:

- The small property size precludes compliance with several interrelated standards in the LUC and the Larimer County Urban Area Street Standards (LCUASS), including parking aisle and stall dimensions. The proposed parking lot represents a compromise with additional right-ot-way dedication which further reduces the small property size and is also interrelated with another modification for lack of parking lot landscaping.
- Strict application of dimensional standards would significantly reduce the amount of parking on the site and could preclude meeting the minimum required parking of 12 stalls or result in meeting the minimum requirement with an awkward configuration of parallel parking against the building. The proposed site plan maximizes the amount of parking and circulation given the existing site constraints.
- Approval of this modification requires a finding that the difficulties or hardship are not caused by the act or omission of the applicant. While the proposed number of parking spaces (17) is caused by the applicant's development program, the severe physical constraints of narrowness are not.

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3. Modification of Parking Lot Landscaping Standards – subsections 3.2.1(E)(4) and (5) – Parking Lot Perimeter and Interior Landscaping

Overview

The plan requires a modification to subsections 3.2.1(E)(4) and (5) – *Parking Lot Perimeter and Parking Lot Interior Landscaping* because no parking lot landscaping is provided.

The standards require perimeter landscaping averaging at least 15 feet in depth along arterial streets and 5 feet minimum along other lot lines; and they require islands and peninsulas of landscaping within a parking lot comprising at least 6% of the interior area of the parking lot.

In this case, the entire site is paved with three negligible exceptions at peripheral corners of the site, and the plan for the site consists of replacing the paving without introducing new landscape areas.

Summary of Applicant Justification

The applicant's modification request is attached. The request is based on lack of detriment to the public good, and on subparagraph (3) above -- "physical hardship".

The applicants cite a lack of detriment to the public good because the landscaping that is feasible to do, is being done. The improvements include street trees, renovation of a planter at the street corner, and improvement of small landscape areas at the northwest and southeast corners of the site.

Regarding "physical hardship" from strict application of the standards, the applicants note that there is no physical space for standard parking lot landscaping because the site was originally developed as a gas station 60 years ago to accommodate drive-through pump service, not a parking lot. The parking needed to enable re-use of the site for a restaurant has required compromises among interrelated standards for street widening and streetscape improvements; and the parking lot as proposed already requires modification of parking dimensions despite the lack of space dedicated to landscaping.

Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (3) in subsection 2.8.2(H).

Detriment to the public good. Staff's finding is based on:

- The plan provides landscaping wherever feasible and thus improves the visual and spatial quality of the property as experienced by the public.

Criterion (3), "physical hardship." Staff's finding is based on the following considerations:

- Staff concurs with the applicant's justifications.
- Allocating space for standard parking lot landscaping would virtually preclude the parking lot as a component of the plan due to the narrowness of the site along the abutting arterial streets. The proposed parking lot enables re-use of the site but has required compromises among interrelated standards for parking dimensions and street widening dimensions for streetscape improvements.
- Strict application of the dimensional standards could preclude meeting the minimum required parking of 12 stalls, thus requiring a different modification.
- Approval of this modification requires a finding that the difficulties or hardship are not caused by the act or omission of the applicant. While the proposed parking program results from the applicant's development program, the severe physical constraints of narrowness are inherent to the site.

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4. Modification of Walkway Standards – Subsections Under Section 3.2.2 Regarding Pedestrian Routes in Parking Lots

Overview

The plan requires a modification of several specific standards under Section 3.2.2 – Access, Circulation and Parking. The specific standards are in Sections 3.2.2 (B), (C), and (D) regarding demarcation of pedestrian access routes through parking lots. The plan does not provide any defined walkway access through the parking lot to the building.

This modification is related to others regarding the parking lot, with similar justification.

Summary of Applicant Justification

The applicant's modification request is attached. The request is based on lack of detriment to the public good, and on subparagraph (3) above -- "physical hardship".

Regarding the lack of detriment to the public good the applicants note that people parking and walking need to share the paving throughout the entire parking lot whether they have parked or walked to the site. The applicants looked for a route to stripe a crosswalk but there is no route that is worth striping because people will be walking all throughout the parking lot. Because of the vehicle circulation and fire access through the site there is no clear location to mark a pedestrian route.

Regarding "physical hardship", applicants note that the site was originally developed as a gas station 60 years ago with a building surrounded by vehicular access. The change in function from drive through fuel service to parking lot does not allow for dedicated walkway routes because of the narrowness of the small property along both streets.

Applicants also note their work with staff on the interrelated plan components of parking, streetscape widening, and fire access.

Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (3) in subsection 2.8.2(H).

Detriment to the public good. Staff's finding is based on these considerations:

- There are no clearly evident routes through the parking lot that warrant marking or separation from the vehicle use area. Rather, the paving on the small site will function as shared space for vehicle access and walking access for those who have parked or arrived on foot.
- Staff trusts that it would be apparent to anyone, whether walking or in a vehicle, that this is a unique small-scale situation requiring careful movement in shared space.

Criterion (3), "physical hardship." Staff's finding is based on the following considerations:

- Staff concurs with the applicant's justification that the size of the property does not allow for dedicated walkway routes.
- The small property dimensions limit distances across the parking lot.
- Similar to the interrelated modifications for the lack of parking lot landscaping and reduced parking dimensions, along with variances for street widening, the lack of dedicated pedestrian routes reflects a necessary compromise among the various plan components.
- The inherent constraints upon a parking lot are not due any act or omission of the applicants.
- Findings are pertinent to this situation only. Staff typically advocates ad least minimal visual support for walking even where most users will walk through a parking lot.

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4. Land Use Code Article 3

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	The standards of this Section require a development plan to demonstrate a whole approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment. In this case, the small commercial site is entirely paved with the exception of three small landscape areas, and the plan mainly consists of replacement of the paving. The plan provides one significant improvement: • Irrigated street trees will be planted in cutouts with tree grates in new sidewalks along both abutting streets. The three small landscape areas will be retained and improved as follows: • A 10x10 notch in the paving at the northwest corner of the site will be slightly enlarged, defined by new curbing, irrigated, and a new tree planted. Ground cover treatment will be addressed in Final Plans. This landscape area currently has an overhanging tree canopy of a volunteer Green Ash tree clump at the corner of the abutting property to the west. • A raised concrete planter at the street corner will be irrigated and landscaped. Plantings will consist of annuals, perennials, and/or low shrubs to be determined in the Final Plan. • A 3x40-foot unpaved strip of exposed soil exists along the south property line at the southeast corner of the site, abutting the carwash property next door. This strip has two volunteer Green Ash trees that will be retained as they are. Mulch ground cover will be specified in Final Plans. Also, the south property line is lined with volunteer Siberian Elms growing in the gap between paving on the adjoining properties. A few of these are large enough (6" trunk diameter) to be shown as trees to be retained, and while the plan does not show numerous other saplings which form a continuous green edge, the applicants state no intention to remove them. A modification of standards is requested for specific standards for parking lot landscaping. Staff recommends two minor conditions if the PDP is approved, to address details of ground treatment around the planter at the street corner and the narrow unpaved strip at the southeast corner of the site along with a fence along the south property line.	Modification Requested for Parking Lot Landscaping Two Minor Conditions for Final Plans
3.2.1(E)(4) – Parking Lot Perimeter Landscaping	This Section requires parking lot perimeters to be landscaped in setback areas. Landscaped setback areas are not provided as explained in the modification analysis.	Modification Requested
3.2.1(E)(5) – Parking Lot Interior Landscaping	This Section requires at least 6% landscaping coverage in landscaped islands and peninsulas within the parking lot. The plan does not provide such landscaping explained in the modification analysis.	Modification Requested

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3.2.1(F) – Tree Mitigation	This Section requires that developments retain significant existing trees to the extent reasonably feasible. The plan retains the few existing trees on the site.	Complies
3.2.2 – Access, Circulation and Parking – General Standard	This Section requires that development projects accommodate the movement of vehicles, bicycles, pedestrians safely and conveniently. Several specific standards require demarcation of pedestrian routes through parking lots. No such pedestrian routes are provided in the plan as explained in the modification analysis.	Modification Requested
3.2.2(C)(4) – Bicycle Parking Space Requirements	This standard requires a minimum of 4 bicycle parking spaces. 5 are provided.	Complies
3.2.4 – Site Lighting	The only lighting will be provided by fixtures attached to the building using fully shielded, down-directional, color temperature 3,000 Kelvin or less fixtures.	Complies
Section 3.2.5 – Trash and Recycling Enclosures	Trash and recycling enclosures must be provided in convenient locations and allow for walk-in access without having to open the main service gate. Additionally, standards require 50/50 distribution of recycling and trash, a concrete pad, and enclosures to be constructed of durable, high quality material that complements the material and architecture of the residential building that it is required for. The plan provides a trash enclosure that complies, with matching painted CMU walls and steel doors painted charcoal. Trash and recycling containers are proportionately distributed within each enclosure and provide access to each container.	Complies

B. DIVISION 3.5 - BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.3(E) Character and Image	Because the plan only consists of renovation of the existing building, code standards are not applicable with the possible exception of one specific standard, which requires that to the extent reasonably feasible, in development projects involving changes to existing building facades, site specific design “shall contribute to the uniqueness of a zone district, and/or the Fort Collins community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.” By returning the building to its original historic character the plan could not be tailored any more to the site and its context.	Complies

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C. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation system is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.2 – Streets, Streetscapes, Alleys and Easements	This Section requires the applicant to dedicate public street right-of-way and utility easements along any abutting streets as required by Larimer County Urban Area Street Standards. In this case, full dedication to current standards would have contributed significantly to rendering the property undevelopable, in combination with driveway spacing requirements from intersections, parking setbacks, parking landscape standards, and walkway requirements. Full dedication would have comprised 27.5 feet along Taft Hill Rd. and 11.5 feet along Mulberry St. The applicants worked with staff to reach agreement on variances based on a design for widened sidewalks with street trees in cutouts, considering tradeoffs among the various competing standards that require land area. This resulted in dedication of 5.22 additional feet along Taft Hill and 4 feet along Mulberry. Another factor considered by staff was the context of the arterial corridors of which the plan is a small part. Both Mulberry and Taft Hill are highly constrained by past development relative to current 4-lane arterial standards. Beyond the widened sidewalks in the plan, sidewalks are 4-foot attached. Engineering variances are approved administratively by the Director of Engineering.	Complies with Engineering Variances
3.6.4 – Transportation Level of Service Requirements	This Section contains requirements for the transportation needs of proposed development to be safely accommodated by the existing transportation system, or that appropriate mitigation of impacts will be provided by the development in order to meet adopted Level of Service (LOS) standards. Staff found that the traffic impacts created by the proposed change in use of this site from the currently approved Gasoline Station to a Restaurant are anticipated to be nominal based on standard trip generation data. The City still required the applicant to provide a traffic narrative detailing the hours of operation, the expected staffing, and anticipated daily traffic for the restaurant. Staff confirmed from that narrative that the change in use would not negatively impact the surrounding transportation systems nor lower the level of service for the surrounding intersections to the extent additional mitigation would be required. In order to provide better functionality for the adjacent streets, the City did require removal of two access driveways and widening of the sidewalks in order to improve overall safety for all modes of travel, while still meeting basic level of service requirements.	Complies
3.6.6 – Emergency Access	This Section requires adequate access for emergency vehicles and persons rendering fire protection and emergency services. Poudre Fire Authority staff participated in exploring the various tradeoffs involved in site layout to assure access meets the needs and requirements PFA regulations.	Complies

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5. Land Use Code Article 4

A. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (LMN)

The LMN zone district was created in 1997 as part of a sweeping update of the City's comprehensive plan that resulted in the original *City Plan* document and the Land Use Code. LMN zoning was applied to undeveloped land that can be developed consistent with the plan vision and code regulations, and was also applied to previously developed land such as the area around the subject site. The subject site is an example of an area where past development does not fit well with certain specific code standards for these mixed neighborhoods.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(A) - Purpose	This Section states: *"**Purpose.** The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood."* The plan is considered to be part of a neighborhood center comprising three existing commercial properties at the corner of W. Mulberry St. and S. Taft Hill Rd. The project contributes to the overall purpose of the LMN district as a supporting commercial land use in close proximity to the surrounding neighborhood.	Compliance Is Related to a Requested Modification.
4.5(B) - Permitted Uses	The restaurant use is permitted as part of a Neighborhood Center, as seen in subsection 4.5(B)(3)(c): **"Commercial/Retail Uses:** 1. Neighborhood centers consisting of one (1) or more of the following uses: standard and fast food restaurants (without drive-in or drive-through facilities); artisan and photography studios and galleries; or convenience retail stores with fuel sales that are at least three-quarters (¾) mile from any other such use and from any gasoline station; grocery store, health and membership club, provided that such use or uses are combined with at least one (1) other use listed in subparagraph (B)(2)(c)3 above."	Compliance Is Related to a Requested Modification
4.5(D)(3) – Neighborhood Centers	This Section contains two specific standards that staff found to warrant modification, as explained in the modification analysis.	Modification Requested

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6. Findings of Fact/Conclusion

In evaluating the request for the Brothers BBQ PDP#200005, staff makes the following findings of fact and conclusions:

1. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

2. The Project Development Plan complies with pertinent standards located in Article 3 – General Development Standards with three modifications of standards.

3. Staff supports the request for **Modification of Standards** to subsections 3.2.1(E)(4) and (5) – *Parking Lot Perimeter and Parking Lot Interior Landscaping* to allow the proposed parking lot without perimeter landscaping in landscape setback areas and without landscaped islands and peninsulas within the parking lot.

   The modification would not be detrimental to the public good and the request satisfies criterion (3) in subsection 2.8.2(H) because the parking lot as proposed enables re-use of the site based on compromises among interrelated standards for parking dimensions and street widening dimensions; and strict application of the standard would significantly contribute to precluding the parking lot in the first place due to narrowness of space on the small site. While the parking lot layout is due to the applicant's plan for re-use of the site, the physical size constraints are not due to any act or omission of the applicant.

4. Staff supports the request for **Modification of Standards** to Section 3.2.2, Access, Circulation and Parking, to allow the proposed parking lot without any marked pedestrian routes in parking lots. The modification would not be detrimental to the public good and satisfies criterion (3) in subsection 2.8.2(H) because there are no clearly evident pedestrian routes that warrant marking or separation from the vehicle use of the paving and it will be apparent to users that this is a unique small-scale situation requiring careful movement in shared space. The small dimensions of the site and the parking lot do not allow for dedicated space for walkway routes and the lack of such routes is based on compromise among the various components. While the parking lot layout is due to the applicant's plan for re-use of the site, the physical size constraints are not due to any act or omission of the applicant.

5. Staff supports the request for **Modification of Standards** to Section 3.2.2(L) Parking Stall Dimensions, to allow reduced drive aisle width from 24 feet to 20 feet and reduced parking stall depth from 19 feet to 18 feet. The modification would not be detrimental to the public good and that the request satisfies criterion (3) in subsection 2.8.2(H) because it will be apparent to any customer that the development is a unique small-scale location that requires more careful movement that standard contemporary development and any inconvenience from the reduced dimensions would be borne by those directly involved with the private activity at the facility, thus limiting any detriment to the public good. The small property size precludes compliance with several interrelated standards in the Land Use Code and Larimer County Urban Area Street Standards including parking dimensions, and strict application of the dimensional standards would significantly reduce the amount of parking on the site and could preclude meeting the minimum required parking of 12 stalls or result in meeting the minimum requirement with an awkward configuration of parallel parking against the building. While the desired number of parking spaces is due to the applicant's plan for re-use of the site, the physical size constraints are not due to any act or omission of the applicant.

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6. The Project Development Plan complies with relevant standards located in Division 4.5 Low Density Mixed-Use Neighborhood in Article 4 – Districts, with one modification of standards.

7. Staff supports the request for **Modification of Standards** to Section 4.5(D)(3) Neighborhood Centers, because It is not feasible for the subject property to comply with specific standards for Neighborhood Centers in the LMN zone district that require local street connections and outdoor gathering space, despite the appropriate land use classification for the three commercial properties at this corner being 'Neighborhood Center'. The modification would not be detrimental to the public good and the request satisfies criterion (3) in subsection 2.8.2(H) because long-standing commercial uses already exist at this corner; the scale of any neighborhood center uses now and in the future is limited by the small size of the properties; and any redevelopment such as the proposed plan will comprise improvements to dilapidated early 1960's development. The proposed plan exemplifies such improvement with complete renovation of the vacant dilapidated property, restoration of historic character of the building providing a positive neighborhood focal point, outdoor as well as indoor seating providing space for socializing close to the surrounding neighborhood, and new sidewalks and street trees. Physical hardship in meeting the standards is inherent in the existing 1960's development pattern, making it physically impossible for the plan to connect the site to the surrounding neighborhood with new local streets due to no act or omission of the applicant.

7. Recommendation

Staff recommends that the Planning and Zoning Board make a motion to approve the four Modifications of Standards to Land Use Code sections and subsections 3.2.1(E)(4) and (5); 3.2.2(B), (C), and (D); 3.2.2(L); and 4.5(D)(3); and approve Brothers BBQ PDP#200005 based on the Findings of Fact and supporting explanations found in the staff report with two conditions to be satisfied in Final Plans as follows:

1. Prior to Final Plan approval, details of paving and mulches around the raised planter at the street corner will be provided including removal of broken and unused structures and deteriorated paving.
2. Prior to Final Plan approval, 6-foot screen fencing will be included and detailed along the south property line, to include a detail of mulching in the narrow landscape area in the eastern portion of the south property line.

8. Attachments

1. Site, Landscaping & Civil Plans
2. Site Plan Cropped
3. Architectural Elevations
4. Neighborhood Meeting Notes
5. Modification Request 1 Neighborhood Center
6. Modification Request 2 Parking Dimensions
7. Modification Request 2 Parking Dimensions - Another Site
8. Modification Request 3 Parking Lot Landscaping Standards
9. Modification Request 4 Walkway Standards
10. 10 Plat
11. Lighting Plans
12. Traffic Memo
13. Historic Survey of the Property
14. Staff Presentation

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VICINITY MAP

GENERAL NOTES

ALL PROJECT PROCEDURES, ROLES AND RESPONSIBILITIES ARE PER AIA A201 - GENERAL CONDITIONS OF THE CONTRACT. THESE NOTES HIGHLIGHT CERTAIN ITEMS.

REPAIR ANY DAMAGE TO BUILDING EXTERIOR, DEMISING WALLS, SIDEWALKS, LANDSCAPING AND OTHER PROPERTY CAUSED DURING CONSTRUCTION.

OBTAIN ALL REQUIRED PERMITS, EXECUTE ALL WORK IN CONFORMANCE WITH THE CODES IN FORCE AND PROVIDE INSPECTION OF ALL WORK BY THE CITY AND COUNTY OF DENVER BUILDING DEPARTMENT.

IDENTIFY CONFLICTS OR INCONSISTENCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS ON SITE.

DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE DIMENSIONS. WRITTEN DIMENSIONS GOVERN AND LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING THE WORK.

MAINTAIN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE BIDDING THE PROJECT OR THE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.

DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.

ABBREVIATIONS

PROJECT INFORMATION/ CODE ANALYSIS

LAND RECORD DESCRIPTION

Parcel #9716100048

A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SECTION 16; THEN S 00 DEGREES 25' E 165.00 FEET ALONG THE EAST LINE OF SAID NE 1/4; THENCE N 89 DEGREES 35' 30" W 165.00 FEET; THENCE N 00 DEGREES 25' W 165.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4; THENCE S 89 DEGREES 35' 30" E 165.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; SUBJECT TO COUNTY ROAD RIGHT OF WAY OVER THE NORTHERLY AND EASTERLY 30 FEET OF SAID TRACT.

EXCEPT THE FOLLOWING (2) DESCRIBED PARCELS:

PARCEL 1
A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, AND CONSIDERING THE NORTH LINE OF SAID NE 1/4 AS BEARING N 89 DEGREES 35' 30" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS N 89 DEGREES 35' 30" W 30.00 FEET AND AGAIN S 00 DEGREES 25' E 30.00 FEET FROM THE NE CORNER OF SAID SECTION 16; THENCE N 89 DEGREES 35' 30" W 135.00 FEET; THENCE S 00 DEGREES 25' E 7.00 FEET; THENCE S 89 DEGREES 35' 30" E 114.80 FEET; THENCE ALONG THE ARC OF A 20.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.90 FEET, THE LONG CHORD OF WHICH BEARS S 45 DEGREES 00' 15" E 28.78 FEET; THENCE N 00 DEGREES 25' W 27.21 FEET TO THE POINT OF BEGINNING.

PARCEL II
BEGINNING AT A POINT WHICH BEARS N 89 DEGREES 35' 31" W 30.00 FEET AND AGAIN S 00 DEGREES 25' E 57.21 FEET, AND AGAIN N 07 DEGREES 28' 30.5" W 5.04 FEET FROM THE NE CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THENCE S 89 DEGREES 35' 00" W 4.38 FEET; THENCE N 00 DEGREES 24' 30" E 8.28 FEET; THENCE ALONG THE ARC OF THE 20.5 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 9.39 FEET, THE LONG CHORD OF WHICH BEARS S 27 DEGREES 39' 31" E 9.31 FEET TO THE POINT OF BEGINNING.

DRAWING INDEX

A003	COVER SHEET & PROJECT INFO
A100	SITE AND LANDSCAPE NOTES / LANDSCAPE DETAILS
A101	EXISTING SITE PLAN/ SITE DEMO PLAN
A102	SITE GRADING PLAN
A103	SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
A104 & A105	LARIMER COUNTY URBAN AREA STREET STANDARDS (COUASS) - SELECTED DETAILS
A200	EXISTING PLAN/DEMO PLAN
A201	DIMENSION PLAN
A202	FINISH AND FURNITURE PLAN
A203	EQUIPMENT PLAN
A204	REFLECTED CEILING PLAN
A205	ROOF PLAN
A301	EXISTING AND PROPOSED FRONT EAST EXTERIOR ELEVATION
A302	NORTH, WEST, AND SOUTH EXTERIOR ELEVATIONS
A401	CONSTRUCTION DETAILS
A402	STOREFRONT WINDOW DETAILS
A501	ENVELOPE ENERGY EFFICIENCY 'COMCHECK'
M-001 TO M-207	MECHANICAL ENGINEERING
P-001 TO P-201	PLUMBING ENGINEERING
E1 TO E5	ELECTRICAL ENGINEERING
S101 & S102	STRUCTURAL ENGINEERING

PROJECT DESCRIPTION

This is a request to convert an existing gas station into a barbeque restaurant. The site (parcel #9716100048) is directly west of S. Taft Hill Road and directly south of W. Mulberry Street. Future access will be taken from S. Taft Hill Road and W. Mulberry Street. The proposal includes 20 existing on site parking spaces. The property is within the Low Density Mixed Use Neighborhood District (L M N) zone district and is subject to Planning and Zoning Board (Type 2) Review.

DESIGN NARRATIVE

This project will convert an existing gas station into an family BBQ restaurant. The project will not include any building additions.

Streetscape improvements will include widening of the existing sidewalks, reducing the number of driveway curb cuts from four to two, and addition of three street trees.

The gas service pumps and canopy will be removed and additional onsite parking and outdoor dining areas will be introduced.

The original building was designed as a Frontier Gas Station and historic drawings found are dated from 1957. The design will reestablish much of the original retro 1957 architectural characte of the facade. For example the original two garage service doors will be reintroduced as a primary feature of the building - in the proposed project these are conceived as two large storefront window systems that look like garage doors. Other features are reintroducing the original gray colored fascia (exposed by removing the red metal paneling introduced in the 1980s). The building CMU walls will be repainted white to match the original 1957 design. Signage will be introduced to match the lettering of the original Frontier Gas signage. For example: BROTHERS matches the original FRONTIER sign letters, with 8 letters; BBQ matches the original GAS sign letters, with 3 letters. CATERING and TAKE OUT could take the place of WASHING and LUBRICATION over the garage doors.

The building interior will include a complete remodeling to incule a new food service area, dining room, rest rooms, and commercial kitchen.

GRAPHIC SYMBOLS

BUILDING SECTION SYMBOL:
UPPER–THE SECTION NUMBER
LOWER–THE SHEET WHERE DRAWN

WALL SECTION SYMBOL:
UPPER–THE SECTION NUMBER
LOWER–THE SHEET WHERE DRAWN

HEIGHT INDICATOR

DOOR DESIGNATION

WINDOW DESIGNATION

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

NWH ARCHITECTURE, LLC
nathanwhall@outlook.com

STATE OF COLORADO
NATHAN W. HALL
401778
LICENSED ARCHITECT

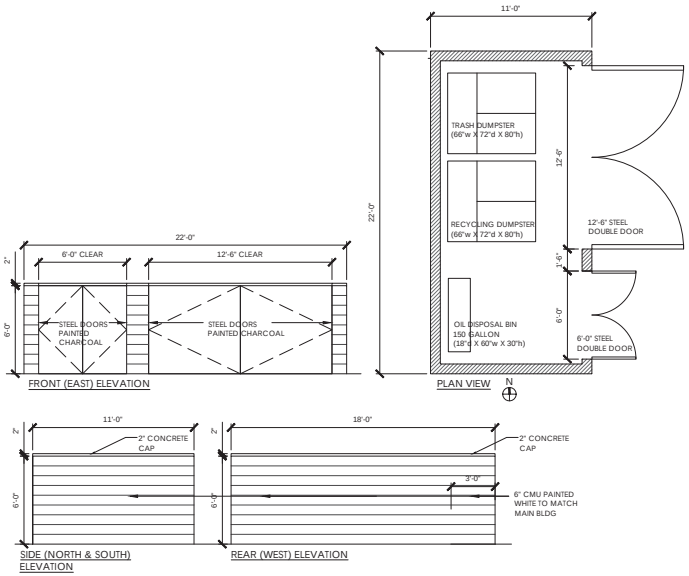
Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A001

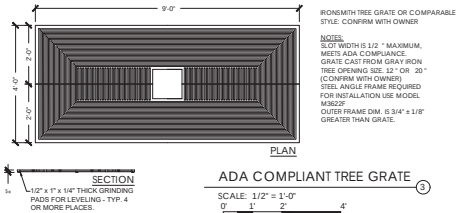
BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Colins, CO 80521

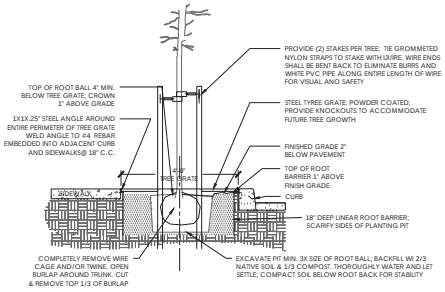
NWH ARCHITECTURE, LLC
nathanwhall@outlook.com



TRASH ENCLOSURE 4
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

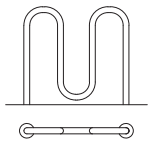


ADA COMPLIANT TREE GRATE 3
SCALE: 1/2" = 1'-0"
0' 1' 2' 4'



TREE PLANTING/TREE GRATE SECTION 2
SCALE: 1/2" = 1'-0"
0' 1' 2' 4'

ULINE 3-LOOP WAVE STYLE BIKE RACK; 5 BIKE CAPACITY



BIKE RACK 1
SCALE: 1/2" = 1'-0"
0' 1' 2' 4'

GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.

2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.

3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.

5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.

6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.

7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES

9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).

10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.

11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION – AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.

2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.

3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.

4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T- POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.

5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

   LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF " RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE- TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

9. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

STREET TREE NOTES:

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.

3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.

4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.

5. SUBJECT TO APPROVAL BY THE CITY FORESTER – STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

GENERAL SITE PLAN NOTES:

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.

4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.

5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.

8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.

12. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

13. THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.

14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR- CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.

15. 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.

16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

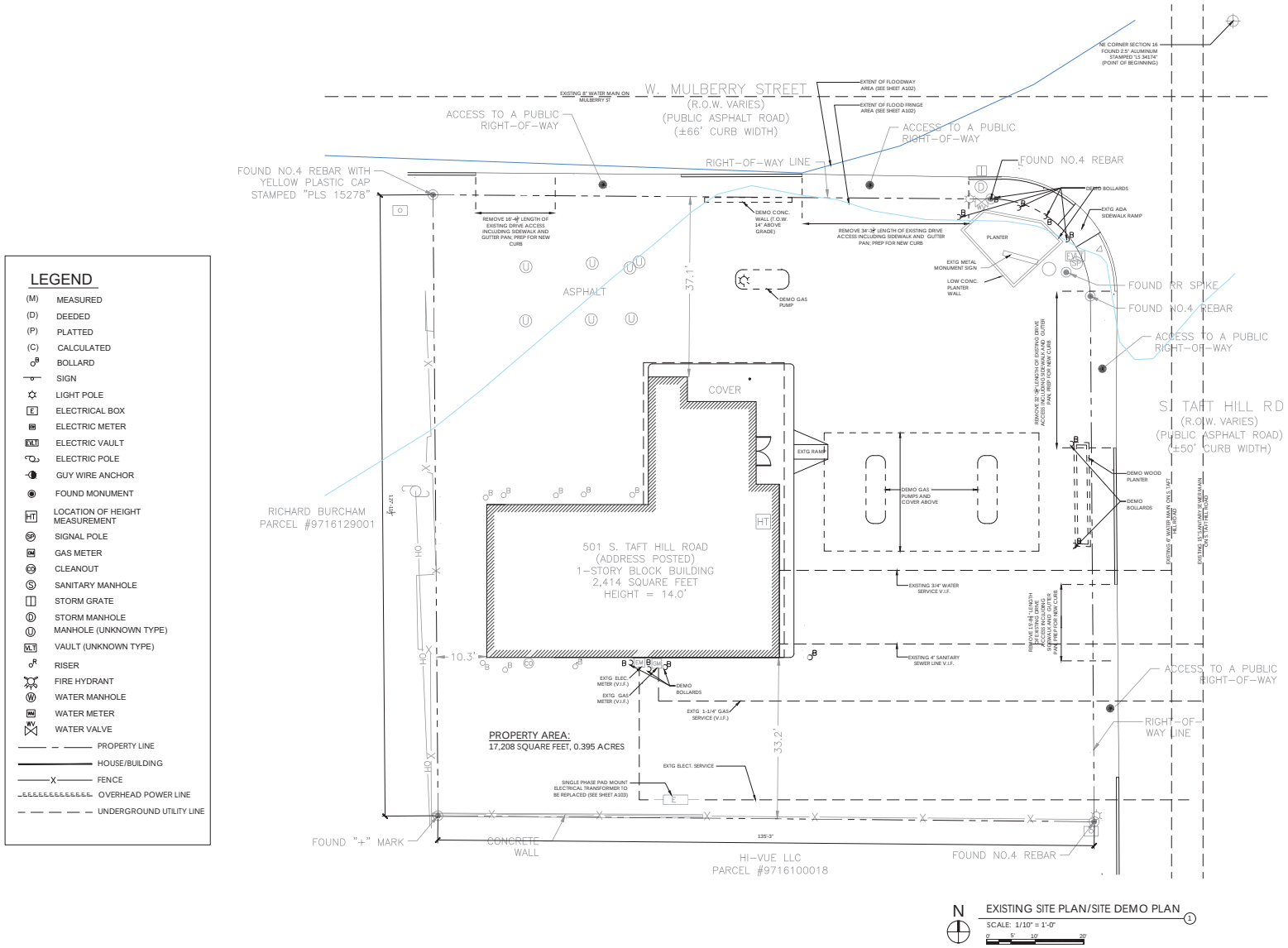
Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A100

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

NWH ARCHITECTURE, LLC
nathanwhall@outlook.com



Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A101

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

NWH ARCHITECTURE, LLC
nathanwhall@outlook.com

STATE OF COLORADO
NATHAN WHALL
401778
LICENSED ARCHITECT

FLOODPLAIN KEY

FLOODWAY AREA:

FLOOD FRINGE AREA:

FLOODPLAIN AND FLOODWAY NOTES:

1. A portion of this property is located in the City regulated, 100 year Canal Importation floodplain. Any development within the floodplain must comply with the safety regulations of Chapter 10 of City Municipal Code. The Developer shall obtain a Floodplain Use Permit from the City of Fort Collins and pay all applicable floodplain use permit fees prior to commencing any construction activity (building of structures, grading, fill, detention ponds, bike paths, parking lots, utilities, landscaped areas, flood control channels, etc.) within the City of Fort Collins floodplain limits as delineated on the Final Development Plan Documents for this Development.

2. Per section 10.45 of City Code, any construction activities, nonstructural development (curb cuts, driveways, sidewalks, vegetation, etc.) in the regulatory floodway must be preceded by a No Rise Certification, which must be prepared by a professional engineer licensed in the State of Colorado.

LEGEND

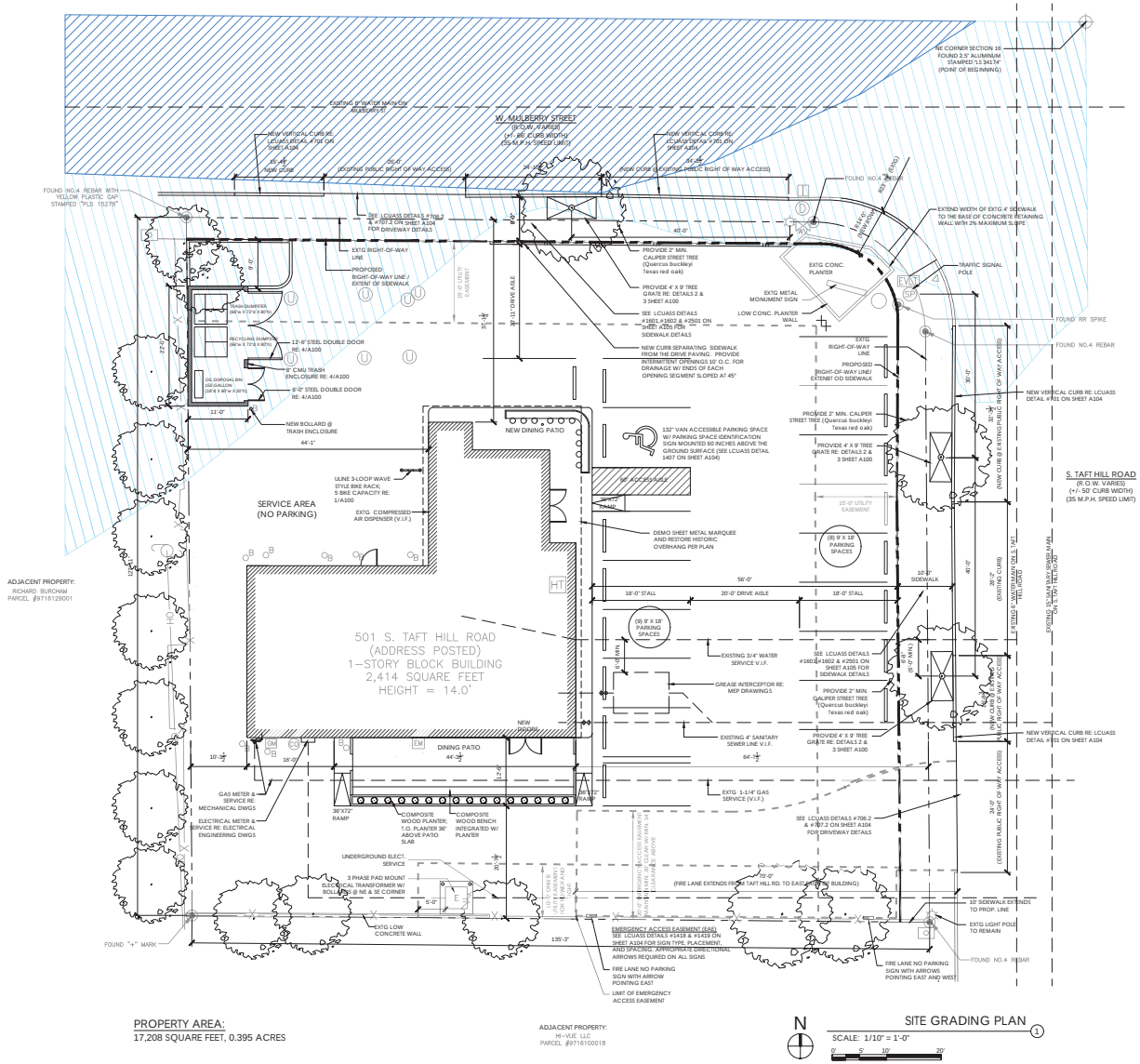
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED
- BOLLARD
- SIGN
- LIGHT POLE
- ELECTRICAL BOX
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC POLE
- GUY WIRE ANCHOR
- FOUND MONUMENT
- LOCATION OF HEIGHT MEASUREMENT
- SIGNAL POLE
- GAS METER
- CLEANOUT
- SANITARY MANHOLE
- STORM GRATE
- STORM MANHOLE
- MANHOLE (UNKNOWN TYPE)
- VAULT (UNKNOWN TYPE)
- RISER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- PROPERTY LINE
- HOUSE/BUILDING
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND UTILITY LINE

IMPERVIOUS AREA CALCS

TOTAL PROPERTY AREA:
17,208 SQUARE FEET

EXISTING IMPERVIOUS AREA:
17,042 SQUARE FEET

PROPOSED NEW IMPERVIOUS AREA:
17,042 SQUARE FEET



PROPERTY AREA:
17,208 SQUARE FEET, 0.395 ACRES

SITE GRADING PLAN (1)

SCALE: 1/10" = 1'-0"

Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A102

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

NWH ARCHITECTURE, LLC
nathanwhall@outlook.com

STATE OF COLORADO
NATHAN WHALL
401778
LICENSED ARCHITECT

Street Tree Note

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

New Tree List

Item	Qty	Scientific Name	Common Name	Caliper	Notes
N	3	Quercus Buckley	Texas Red Oak	2"	Balled and burlapped

New Plant List

Item	Qty	Scientific Name	Common Name	Container Size	Notes
RR	18	Calamagrostis Acutiflora	Feather Reed Grass ('Karl Foerster')	1 Gallon	Plant 30" O.C.

Sidewalk, Curb and Driveway Improvements

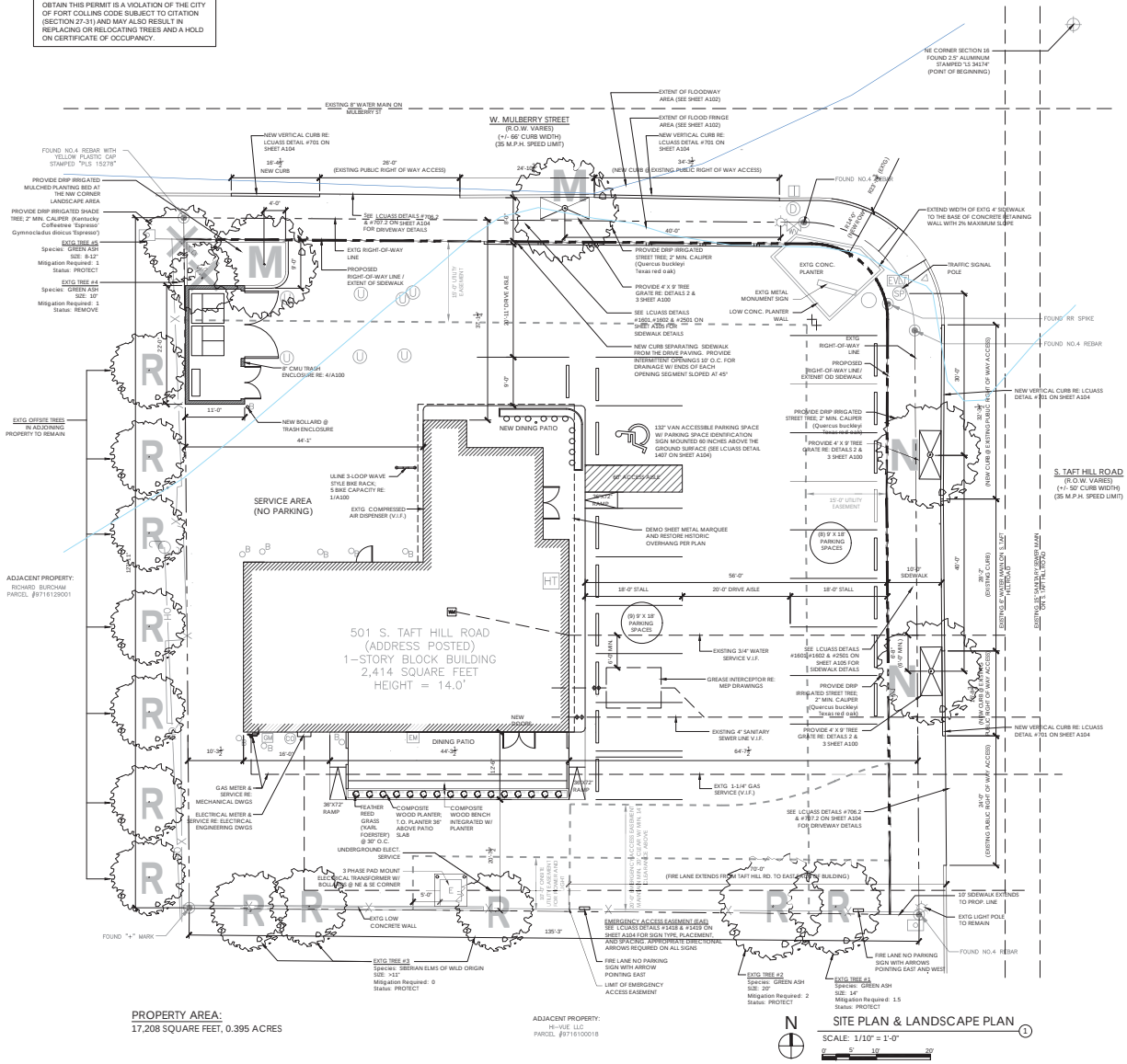
ALL SIDEWALK, CURB, DRIVEWAY AND ADA PARKING IMPROVEMENTS SHOWN ON SITE PLAN TO BE COMPLETED ACCORDING TO LARIMER COUNTY URBAN AREAS STREET STANDARDS (LCUASS) - SEE SHEETS A104 AND A105 FOR STANDARD DETAILS

TREE LEGEND

M PROPOSED NEW TREE (MITIGATION TREE) — N PROPOSED NEW TREE — X TREES TO BE REMOVED — R TREES TO REMAIN

LEGEND

- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED
- BOLLARD
- SIGN
- LIGHT POLE
- ELECTRICAL BOX
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC POLE
- GUY WIRE ANCHOR
- FOUND MONUMENT
- LOCATION OF HEIGHT MEASUREMENT
- SIGNAL POLE
- GAS METER
- CLEANOUT
- SANITARY MANHOLE
- STORM GRATE
- STORM MANHOLE
- MANHOLE (UNKNOWN TYPE)
- VAULT (UNKNOWN TYPE)
- RISER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- PROPERTY LINE
- HOUSE/BUILDING
- FENCE
- OVERHEAD POWER
- UNDERGROUND UTILITY LINE



Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A103

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

NWH ARCHITECTURE, LLC
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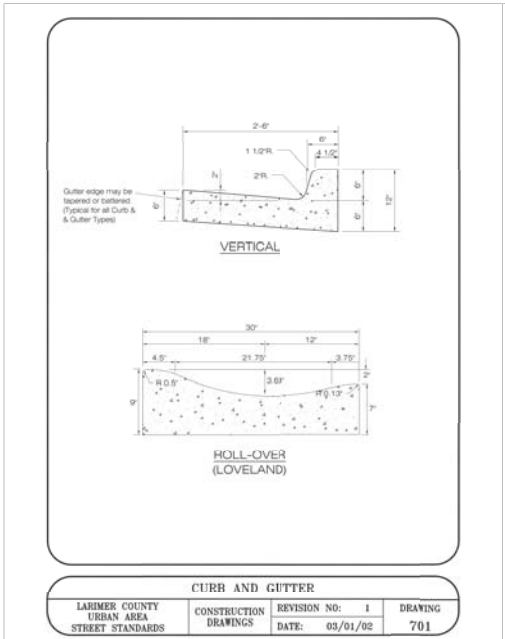

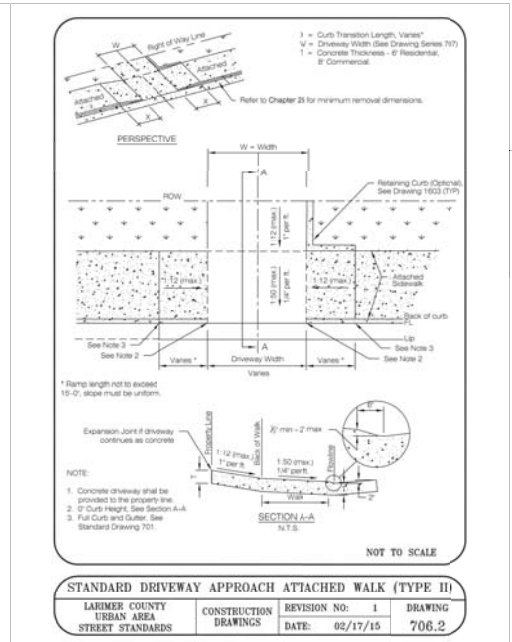

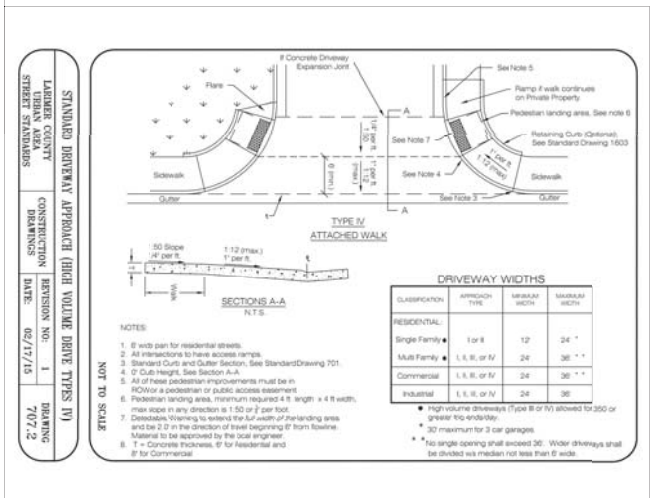

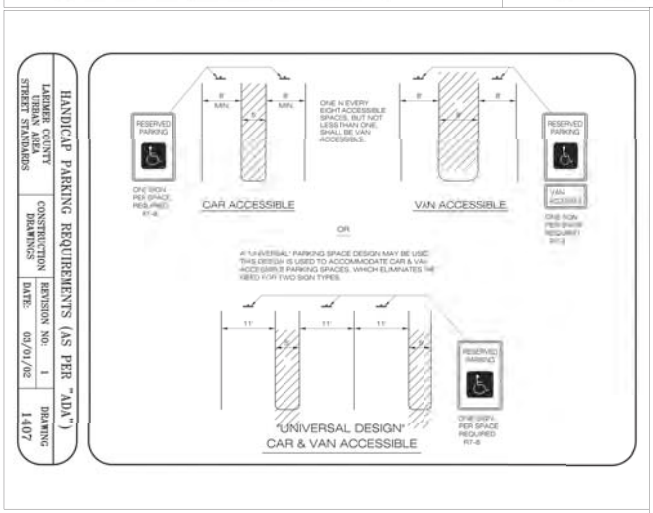

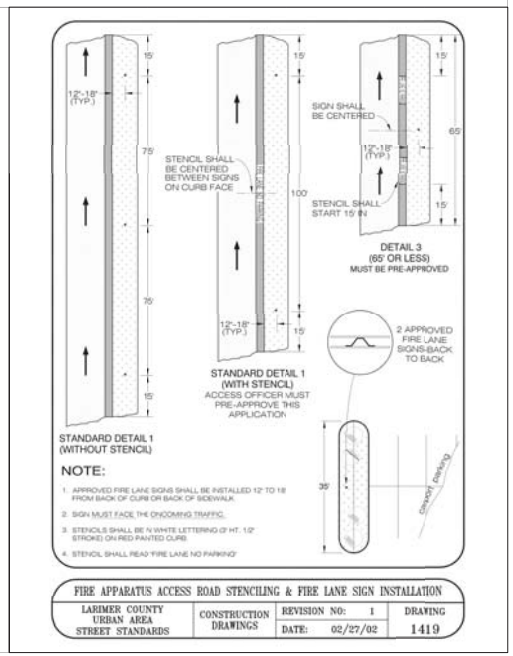

Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A104

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

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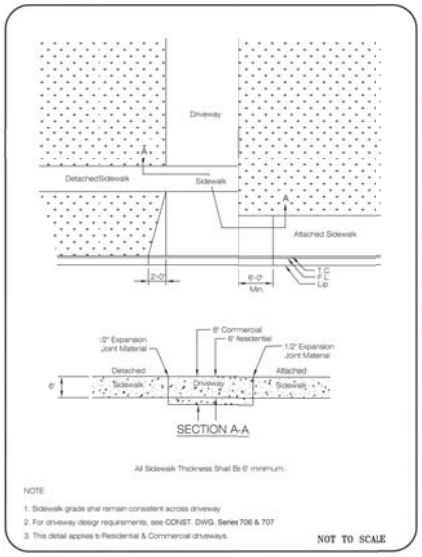
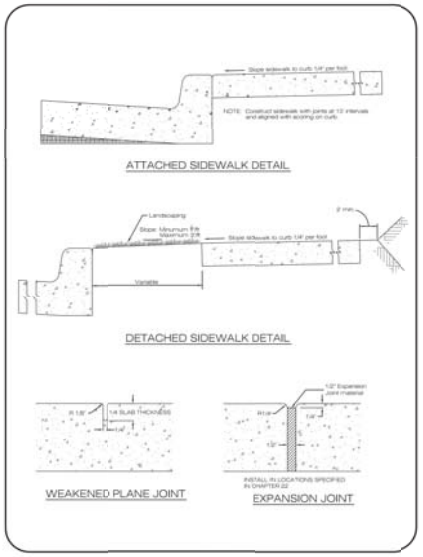
ARCHITECTURE, LLC
nathanwhall@outlook.com



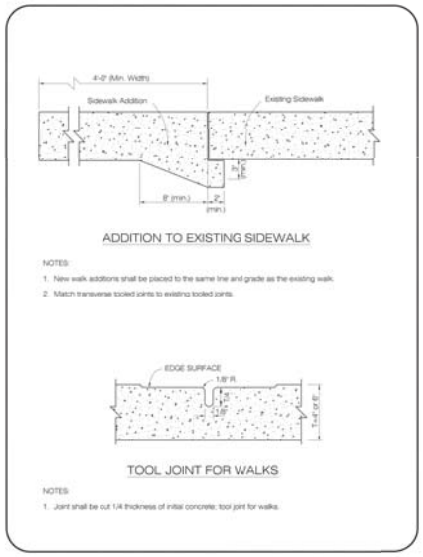
STANDARD SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 4	DRAWING
		DATE: 02/17/15	1601



SIDEWALK DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1602

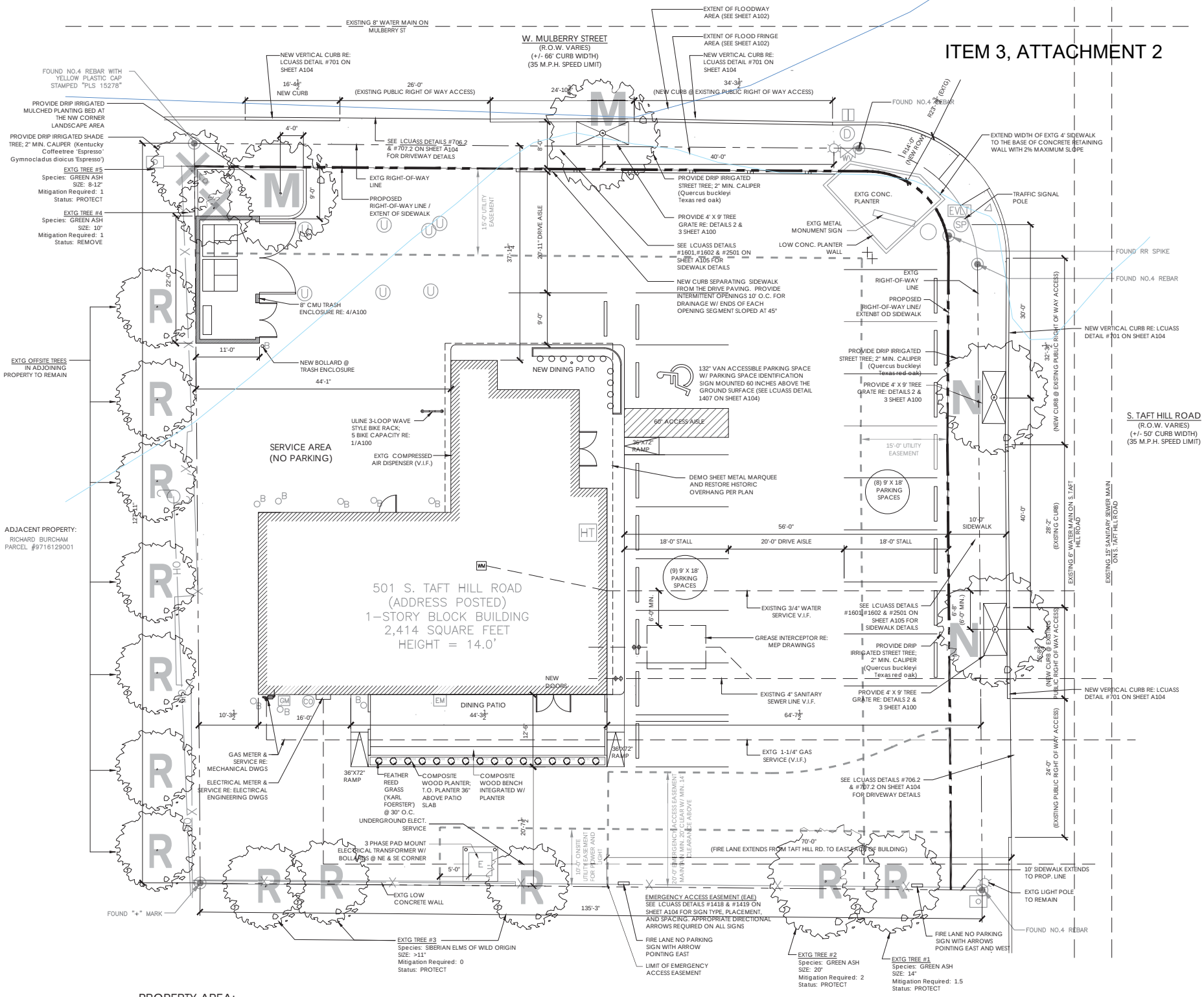


SIDEWALK WIDENING DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO:	DRAWING
		DATE: 08/07/00	2501

Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A105



PROPERTY AREA:
17,208 SQUARE FEET, 0.395 ACRES

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

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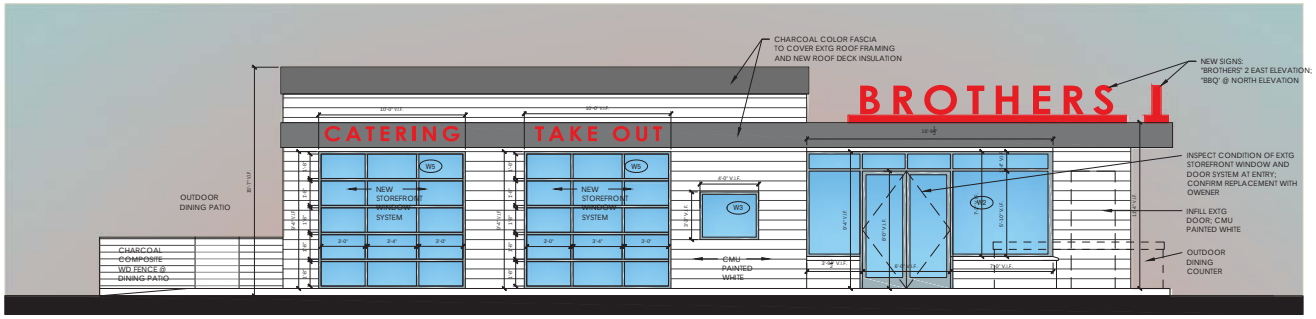
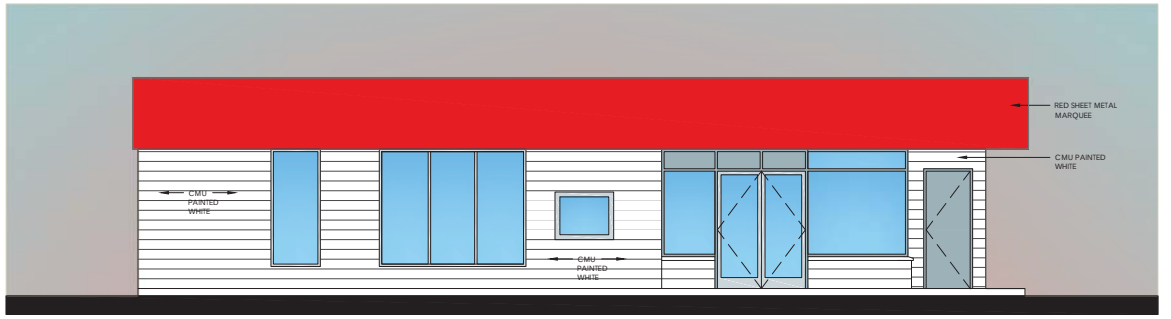


PROPOSED EAST (FRONT) ELEVATION (1)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

HISTORIC EAST (FRONT) ELEVATION (2)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



CURRENT EAST (FRONT) ELEVATION (3)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

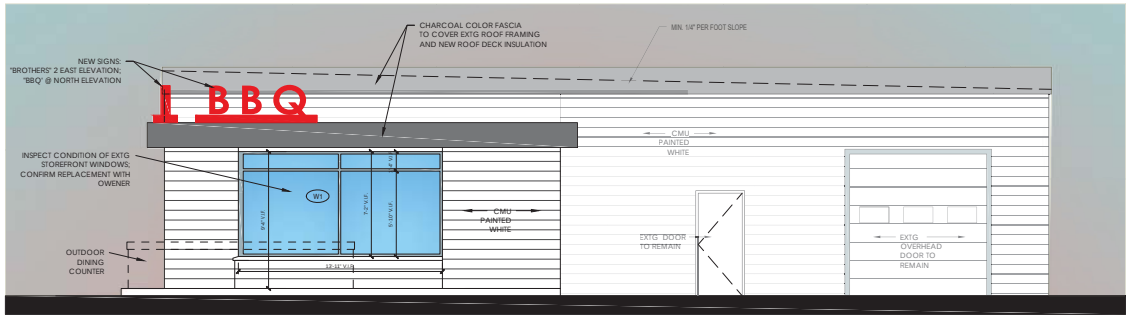
Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A301

BROTHERS BBQ
FORT COLLINS

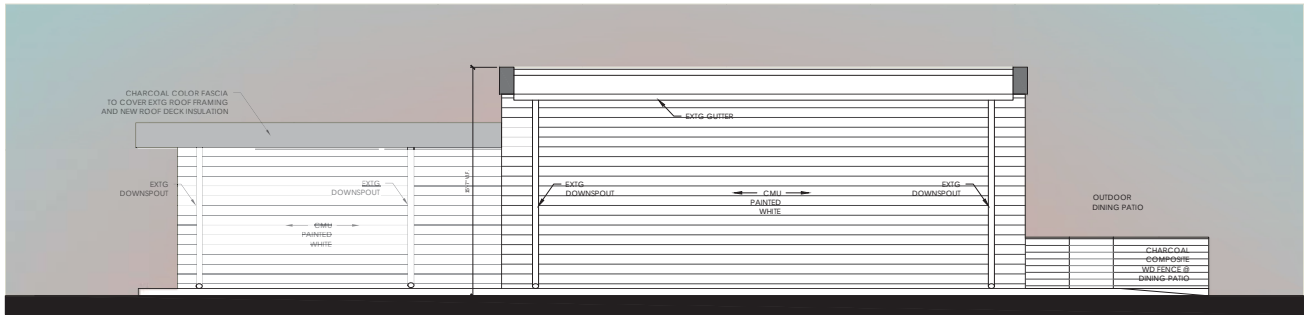
501 S Taft Hill Rd
Fort Collins, CO 80521

NWH ARCHITECTURE, LLC
nathanwhall@outlook.com



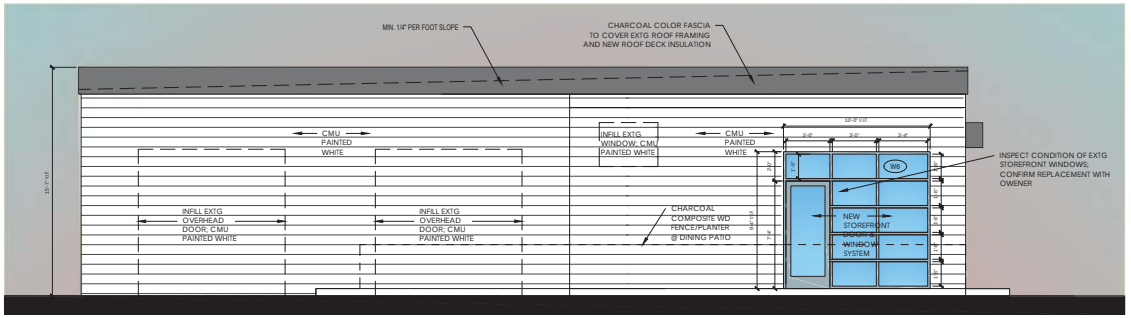
PROPOSED NORTH ELEVATION (1)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



PROPOSED WEST (BACK) ELEVATION (2)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



PROPOSED SOUTH ELEVATION (3)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

Description	Date
PROJECT DEVELOPMENT PLAN	2020/08/13

Sheet Number:
A302

Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

Brother BBQ Neighborhood Meeting Summary

Meeting Date: May 18, 2020

Location: Virtual Zoom Meeting

City Staff – Attendees (6)

Alyssa Stephens – Neighborhood Services
Clark Mapes—Planning
Meaghan Overton – Planning
Dave Betley – Engineering
Spencer Smith – Engineering
Martina Wilkinson - Traffic

Applicant Team – Attendees (5)

Meeting Topic: A proposal to convert an existing gas station into a barbeque restaurant.

Meeting Details

- ~20 attendees, largely staff and applicants
- Meeting was recorded and recording is available at OurCity.FCGov.com/DevReview.

Meeting Summary

- Applicants presented on their business, highlighting that they are a family-owned company with several locations in Colorado and many long-term employees.
- Applicants are proposing to remove the gas station canopy, add a larger sidewalk area, and add trees. The applicants used historic building plans to guide the design of their building.
- Proposed restaurant will include both dine-in and takeout, with indoor seating and an outdoor patio area.
- Goal for timeline is to complete construction in summer of 2020 and be open for business in fall of 2020.
- Comments were largely in favor of the proposal.

Questions and Comments

Comment: Neighboring business owner is in support of the project.
Traffic Comment: We anticipate changing this from a gas station to a restaurant will reduce the amount of traffic. Improvements to bike lanes and sidewalks are anticipated to benefit the neighborhood.
Comment received prior to meeting: Neighbor expressed support for the project and the improvements to the area.
Planner Comment: There will be lots of analysis because this building doesn't meet the standards in today's codes. Very common for modifications like this with older buildings.

These notes are a summary of the neighborhood meeting discussion and not a verbatim transcript. Please contact staff at any time with any comments or questions:

Clark Mapes, City Planner, ph 970.221.6225, cmapes@fcgov.com

Alyssa Stephens, Development Review Liaison, ph 970.221.6076, astephens@fcgov.com

Katharine Claypool

From: Jess Diehl <jess@brothers-bbq.com>
Sent: Monday, August 31, 2020 5:55 PM
To: Clark Mapes; Tenae Beane; Chris O'Sullivan
Subject: [EXTERNAL] Modification for Neighborhood Center Standards

Hi Tenae and Clark,

On behalf of owners Chris and Nick O'Sullivan, we would like to request the following modification for Neighborhood Center Standards.

Overview
City staff has explained that this commercial use is allowed in the LMN zoning only as part of a Neighborhood Center which is defined in the code.

The proposed plan can not meet the requirements because they appear to be written for new centers in new neighborhoods where the street layout can be designed to comply. Our site could not comply due to the existing development situation. It is physically impossible to connect the property to the surrounding neighborhood with new local streets. The best way to allow this property to be upgraded and reused is to consider the area as a de facto Neighborhood Center which allows for the restaurant use.

Summary of Justification
The request is based on lack of detriment to the public good as well as physical hardship.

Regarding the lack of detriment to the public good, we note that our plan brings major benefit to the public good with our investment in restoration, renovation, and upgrading infrastructure in collaboration with City staff. We see no detriment in changing the gas station to a restaurant.

Our plan totally renovates the dilapidated property and restores the historic character of the building to provide a positive neighborhood focal point. In our meetings with staff and community members, our plans are always met with positive feedback and excited anticipation of the completion of the renovation and opening of the restaurant.

As has been mentioned, the particular physical conditions of the lot make full compliance impossible.

Thanks,
Jess Diehl
Brothers BBQ
(On behalf of Chris and Nick O'Sullivan)

Katharine Claypool

From: Nathan Hall <nathanwhall@hotmail.com>
Sent: Sunday, April 26, 2020 6:01 PM
To: Clark Mapes; Spencer M. Smith; Brandy Bethurem Harras
Cc: Nick O; Chris O'Sullivan
Subject: RE: Modifications of standards & submittal plans
Attachments: BrothersBBQ_6th and Wash Site Plan_2020-04-10-Model.pdf; BrothersBBQ_FOCO_2020-04-19.pdf

Hi all,
I hope everyone is staying safe in these challenging times. Although we have not been able to hear about the status of the public meeting, we are hoping that you can work with us to make progress to ensure that our project does not end up getting left 'dead in the water,' so to speak. To that end, we are hoping that important aspects of the site development review process may be continued.

One very important item is addressing the challenges presented by the site in regards to parking standards as Clark detailed in his email below. The owners have asked that I provide the following language expressing the project's need for a 'Modifications of Standards' as allowed in the Land Use Code (LUC) Section 2.8.2. This includes a Request for Modification for the parking lot dimensions based on two arguments which are detailed below.

1. **The Owners believe that the granting of the modification would not be detrimental to the public good.**
   To illustrate this point, the attached site plan shows the current parking lot dimensions of the Brothers BBQ located at 568 N Washington St. in Denver. As you will note, the Denver restaurant's parking area, which includes a double-loaded drive aisle, has an overall width of 53', a two-way drive aisle width of 19', and parking stall dimensions of 9' x 17'. In 22 years of operation at this location, the owners have never had a vehicle collision or fielded a complaint from a customer regarding the parking lot. In comparison, the proposed restaurant in Fort Collins will have a parking lot that is significantly more spacious than the current parking lot at their Denver location. The proposed Fort Collins parking lot, which also includes a double-loaded drive aisle, has an overall width of 56', a two-way drive aisle width of 20', and parking stall dimensions of 9' x 18'. Although these dimensions are smaller than typically required in Fort Collins, it is the owners' strong belief that the proposed parking lot dimensions will not be detrimental to the public good.

2. **The Owners believe that the granting of the modification is necessary by reason of the exceptional physical conditions present on the existing site.**
   The current site was originally developed as a gas station and has been utilized as such for the last 60 or so years. As a gas station, the site was designed to accommodate drive-through pump service, not parking. In the current proposed use as a family BBQ Restaurant, there is a need for a significant increase in onsite parking. This need is exacerbated by the fact that there is no on-street parking in the vicinity as the property fronts two busy arterial streets (Mulberrry and Taft Hill). In order to provide the parking required to support a viable business, the owners have closely collaborated with city engineers and planners to maximize the available space while also incorporating requested upgrades such as widening the existing sidewalks and providing street trees along the street frontage.

Based on the two points outlined above, the Owners of Brothers BBQ respectfully request that the city allow Modifications of Standards regarding parking lot dimensions for this project. The site plan (attached) illustrates the proposed parking lot dimensions for this project, which the owners believe satisfy the criteria for modification as set forth in the City of Fort Collins Land Use Code (LUC) Section 2.8.2.

Thank you for working us so closely to make this restaurant a reality and we look forward to hearing from you soon,

Nathan Hall
(Architect, on behalf of Chris and Nick O'Sullivan)

From: Clark Mapes <CMAPES@fcgov.com>
Sent: Thursday, February 27, 2020 12:33 PM
To: Chris O'Sullivan <chris@brothers-bbq.com>; Nathan Hall <nathanwhall@hotmail.com>
Cc: Spencer M. Smith <smsmith@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Subject: Modifications of standards & submittal plans

Feb. 27, 2020:

This email is an update on followup communications, following Conceptual Review, to aid preparation of a Project Development Plan (PDP) submittal:

1. First of all, remember that the intention of the 10-day delay from a neighborhood meeting to a submittal is that the meeting is input into the prep of the submittal.

2. The need for 'variances' as mentioned in general terms at Conceptual Review will include two types:

- 'Variances' to engineering standards in the Larimer County Urban Area Street Standards, which engineering staff will coordinate with you.

- 'Modifications of Standards' as allowed in the Land Use Code (LUC) Section 2.8.2, which I will coordinate with you. We discussed that set of modifications on the phone. Staff will have to make findings on all local LUC standards, and staff findings are level of scrutiny.

One issue that may be of particular concern to the P&Z Board is the parking lot dimensions. Chris will draft a Request for Modification for the parking lot dimensions based on "no detriment to the public good" and "physical hardship", possibly invoking "equal or better" justification also.

The LUC is easily found at https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART2AD or, just search for Fort Collins Land Use Code. For convenience, here's the pertinent code language on modification requests:

> 2.8.2 (H) **...**the decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:
>
> (1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or
>
> (2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or
>
> (3) 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 modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

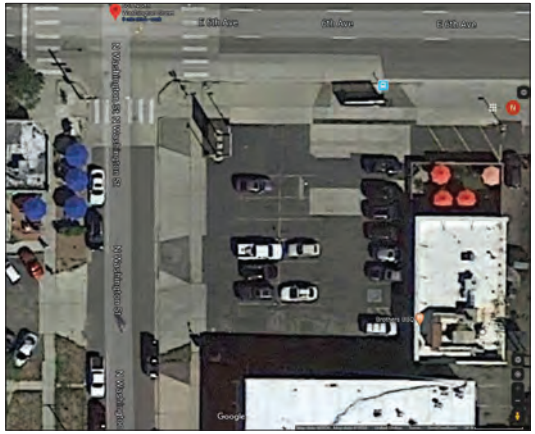
3. Attached are some redline site plan issues. Some of these raise questions, and you can call or email any time. I have realized that this site will be getting 100% new flatwork (paving, curbs).

4. Some other modifications will be needed. One or two will be needed for parking lot landscaping. The other that I see right now, is for requirements for a 'Neighborhood Center' in the Low Density Mixed Use Neighborhood (LMN) zoning district. Clark will draft both these others and coordinate with you on submitting Requests for Modifications.

Staff appreciates the responsiveness, and let the communications continue.

Thank You

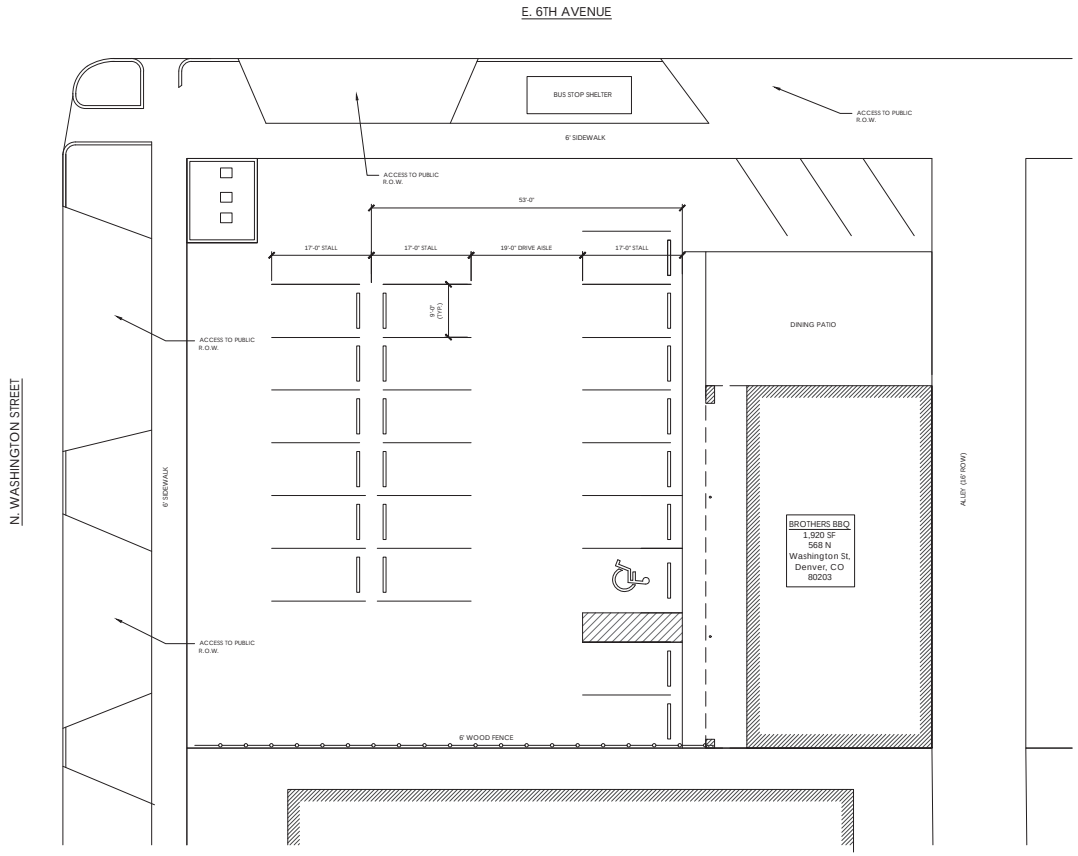
Clark Mapes, AICP
City Planner
cmapes@fcgov.com
970-221-6225



N

BROTHERS BBQ 6TH AVE.
AERIAL PHOTO 1

SCALE: N.T.S.



N

BROTHERS BBQ 6TH AVE.
EXISTING SITE PARKING PLAN 1

SCALE: 1/10" = 1'-0"

0 5 10 20'

BROTHERS BBQ

568 N Washington St.
Denver, CO 80203

NATHAN HALL ARCHITECTURE, LLC
nathanwhall@outlook.com

MARCH 11, 2020

Katharine Claypool

From: Jess Diehl <jess@brothers-bbq.com>
Sent: Monday, August 31, 2020 5:54 PM
To: Clark Mapes; Tenae Beane; Chris O'Sullivan
Subject: [EXTERNAL] Modification Request for Parking Lot Landscaping Standards

Hi Tenae and Clark,

Thank you for your help with preparing for the public hearing, final review, and other elements of the process. On behalf of owners Chris and Nick O'Sullivan, we would like to request the following modification for Parking Lot Landscaping Standards.

Overview
We request a modification to subsections 3.2.1(E)(4) and (5) – Parking Lot Perimeter and Parking Lot Interior Landscaping.

These standards require parking lot perimeter landscaping averaging 15 feet in depth along arterial streets and 5 feet minimum along other lot lines. They also require islands and peninsulas of landscaping in parking lots comprising at least 6% of the interior area of the parking lot.

For this particular lot, the entire site is paved with three negligible exceptions at peripheral corners of the site, and the plan consists of replacing the paving. A modification is needed because the plan does not provide any defined walkway access through the parking lot to the building.

Summary of Justification

The request is based on lack of detriment to the public good as well as physical hardship.

We cite a lack of detriment to the public interest because the current plan includes making all improvements which are feasible to make. The most significant of these are the addition of street trees and renovation of a planter at the street corner.

Regarding "physical hardship" in strict application of the parking lot landscaping standards, we note that there simply is no physical space for standard parking lot landscaping because the site was originally developed as a gas station 60 years ago to accommodate drive-through pump service, not parking. The parking needed to enable re-using the site for a restaurant has required compromises among several interrelated standards of street widening and streetscape improvements; and the parking lot as proposed already requires modification of parking dimensions despite the lack of space dedicated to landscaping.

Thanks,
Jess Diehl
Brothers BBQ
(On behalf of Chris and Nick O'Sullivan)

Katharine Claypool

From: Jess Diehl <jess@brothers-bbq.com>
Sent: Monday, August 31, 2020 5:55 PM
To: Clark Mapes; Tenae Beane; Chris O'Sullivan
Subject: [EXTERNAL] Modification Request for Walkway Standards

Hi Tenae and Clark,

On behalf of owners Chris and Nick O'Sullivan, we would like to request the following modification for Walkway Standards.

Overview
The plan requires a modification of several subsections under Section 3.2.2 – Access, Circulation and Parking for multiple specific standards regarding demarcation of pedestrian access routes through parking lots. A modification is needed because the plan does not provide defined walkway access through the parking lot to the building aside from the access aisle and ramp adjacent to the handicapped parking.

Summary of Justification
The request is based on lack of detriment to the public good as well as physical hardship.

Regarding the lack of detriment to the public good, we note that people parking and walking need to share the paving throughout the site whether they have parked or walked to the site. We looked for a route to stripe a crosswalk but there is no route that is worth striping because there is not a clear single path and people will most likely walk a direct route from either the sidewalk or parking stall as the lot is not large. Because of the vehicle circulation/fire access through the site there is no clear location to mark a pedestrian route. Additionally, ramps and an access aisle are provided in the plans to indicate clear access points for pedestrians near the building.

Regarding “physical hardship”, we note that the site was originally developed as a gas station 60 years ago with a building surrounded by vehicle paving. The change in function from drive through fuel service to parking lot does not allow for dedicated walkway routes because of the narrowness of the small property along both streets. Additionally, we worked with staff on the interrelated plan components of parking, streetscape widening, and fire access to optimize use of the unique lot.

Thanks,
Jess Diehl
Brothers BBQ
(On behalf of Chris and Nick O'Sullivan)

BROTHERS PARK SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 16, T.7N., R.69W. OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
SHEET 1 OF 2

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNER(S) OF THE FOLLOWING DESCRIBED LAND:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 16; THEN S 00 DEGREES 25' E 165.00 FEET ALONG THE EAST LINE OF SAID NE 1/4; THENCE N 89 DEGREES 35' 30" W 165.00 FEET; THENCE N 00 DEGREES 25' W 165.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4; THENCE S 89 DEGREES 35' 30" E 165.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; SUBJECT TO COUNTY ROAD RIGHT OF WAY OVER THE NORTHERLY AND EASTERLY 30 FEET OF SAID TRACT.

EXCEPT THE FOLLOWING (2) DESCRIBED PARCELS:

PARCEL I

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, AND CONSIDERING THE
NORTH LINE OF SAID NE 1/4 AS BEARING N 89 DEGREES 35' 30" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS N 89 DEGREES 35' 30" W 30.00 FEET AND AGAIN S 00 DEGREES 25' E 30.00 FEET FROM THE NE CORNER OF SAID SECTION 16; THENCE N 89 DEGREES 35' 30" W 135.00 FEET; THENCE S 00 DEGREES 25' E 7.00 FEET; THENCE S 89 DEGREES 35' 30" E 114.80 FEET; THENCE ALONG THE ARC OF A 20.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.90 FEET, THE LONG CHORD OF WHICH BEARS S 45 DEGREES 00' 15" E 28.78 FEET; THENCE N 00 DEGREES 25' W 27.21 FEET TO THE POINT OF BEGINNING.

PARCEL II

BEGINNING AT A POINT WHICH BEARS N 89 DEGREES 35' 31" W 30.00 FEET AND AGAIN S 00 DEGREES 25' E 57.21 FEET, AND AGAIN N 07 DEGREES 28' 30.5' W 5.04 FEET FROM THE NE CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, THENCE S 89 DEGREES 35' 00" W 4.38 FEET; THENCE N 00 DEGREES 24' 30" E 8.28 FEET; THENCE ALONG THE ARC OF THE 20.5 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 9.39 FEET, THE LONG CHORD OF WHICH BEARS S 27 DEGREES 39' 31" E 9.31 FEET TO THE POINT OF BEGINNING.

OVERALL, THE ABOVE DESCRIBED TRACT CONTAINS (17,169 SQUARE FEET) 0.3941 ACRES, MORE OR LESS

FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST (COLLECTIVELY,"OWNER") HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS **BROTHERS PARK SUBDIVISION** (THE "DEVELOPMENT"), SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE RIGHTS AND OBLIGATIONS OF THE PLAT SHALL RUN WITH THE LAND.

CERTIFICATE OF DEDICATION:

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO (HEREAFTER "CITY"), FOR PUBLIC USE, FOREVER, A PERMANENT RIGHT-OF-WAY FOR STREET PURPOSES AND THE "EASEMENTS" AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED. THE STREETS DEDICATED ON THIS PLAT ARE THE FEE PROPERTY OF THE CITY AS PROVIDED IN SECTION 31-23-107 C.R.S. THE CITY'S RIGHTS UNDER THE EASEMENTS INCLUDE THE RIGHT TO INSTALL, OPERATE, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND REPLACE WITHIN THE EASEMENTS PUBLIC IMPROVEMENTS CONSISTENT WITH THE INTENDED PURPOSE OF THE EASEMENTS; THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENTS; THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS; AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT TO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. THE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEED, NUISANCE OR OTHER LEGAL REQUIREMENTS.

EXCEPT AS EXPRESSLY PERMITTED IN AN APPROVED PLAN OF DEVELOPMENT OR OTHER WRITTEN AGREEMENT WITH THE CITY, OWNER WILL NOT INSTALL ON THE EASEMENTS, OR PERMIT THE INSTALLATION ON THE EASEMENTS, OF ANY BUILDING, STRUCTURE, IMPROVEMENT, FENCE, RETAINING WALL, SIDEWALK, TREE OR OTHER LANDSCAPING (OTHER THAN USUAL AND CUSTOMARY GRASSES AND OTHER GROUND COVER). IN THE EVENT SUCH OBSTACLES ARE INSTALLED IN THE EASEMENTS, THE CITY HAS THE RIGHT TO REQUIRE THE OWNER TO REMOVE SUCH OBSTACLES FROM THE EASEMENTS. IF OWNER DOES NOT REMOVE SUCH OBSTACLES, THE CITY MAY REMOVE SUCH OBSTACLES WITHOUT ANY LIABILITY OR OBLIGATION FOR REPAIR AND REPLACEMENT THEREOF, AND CHARGE THE OWNER THE CITY'S COSTS FOR SUCH REMOVAL. IF THE CITY CHOOSES NOT TO REMOVE THE OBSTACLES, THE CITY WILL NOT BE LIABLE FOR ANY DAMAGE TO THE OBSTACLES OR ANY OTHER PROPERTY TO WHICH THEY ARE ATTACHED.

THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE TO THE BENEFIT OF THE CITY'S AGENTS, LICENSEES, PERMITTEES AND ASSIGNS.

MAINTENANCE GUARANTEE:

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

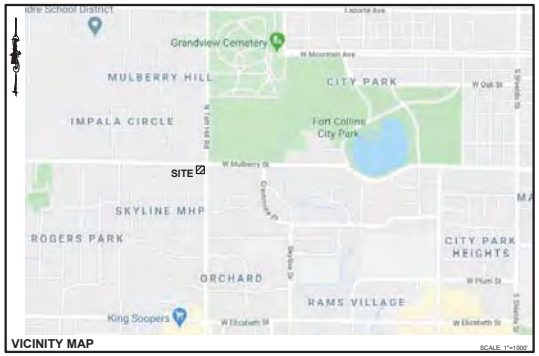
REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE OWNER DOES HEREBY AGREE TO HOLD THE CITY HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE OWNER WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY SHALL NOT BE LIABLE TO THE OWNER OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE OWNER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT, ALONG WITH THE OBLIGATIONS UNDER THIS PLAT, RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.



VICINITY MAP

OWNER:

NCO REAL ESTATE COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
SIGNATURE

_____
PRINT NAME & TITLE

NOTARIAL:

STATE OF _____)
) §
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ A.D., BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CONSENT TO SUBDIVIDE STATEMENT:

THE UNDERSIGNED AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

UMB BANK, N.A.

BY: _____
SIGNATURE

_____
PRINT NAME & TITLE

NOTARIAL:

STATE OF _____)
) §
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ A.D., BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

PROJECT TEAM:

OWNER/APPLICANT:
NCO REAL ESTATE COMPANY LLC
ATTN: CHRISTOPHER O'SULLIVAN
4645 WEST COLFAX AVENUE
DENVER, COLORADO 80204

ARCHITECT:
NATHAN W. HALL, RA, LEED AP BD&C
10983 EAST 28TH PLACE
DENVER, COLORADO 80238

LAND SURVEYOR:
ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(A) THROUGH (E) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(F) OF THE LAND USE CODE.

BY: _____

PRINTED NAME: _____

TITLE: _____

REGISTRATION NO.: _____

ADDRESS: _____

_____

SURVEYOR'S CERTIFICATION:

I, CHARLES N. BECKSTROM, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHARLES N. BECKSTROM 33202 FOR REVIEW ONLY

GENERAL NOTES:

1. DATE OF PREPARATION: JULY 7, 2020.
2. THE FIELD WORK WAS PERFORMED ON JUNE 23, 2020.
3. THIS PLAT WAS BASED ON TITLE POLICY ORDER NUMBER FCC25167958 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A POLICY DATE OF FEBRUARY 19, 2020 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°35'30"E BOUNDED BY THE MONUMENTS SHOWN HEREON.
5. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08069C0978G WITH AN EFFECTIVE DATE OF MAY 2, 2012. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
7. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____ A.D., _____.

_____
CITY ENGINEER

PLANNING APPROVAL:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____ A.D., _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1984
CIVIL ENGINEERS | LAND SURVEYORS
engineeringservicesco.com
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No.: 20-116-P
Project No.: 1481.1
Date: 07/07/2020
Field Book No.: -
Revised:

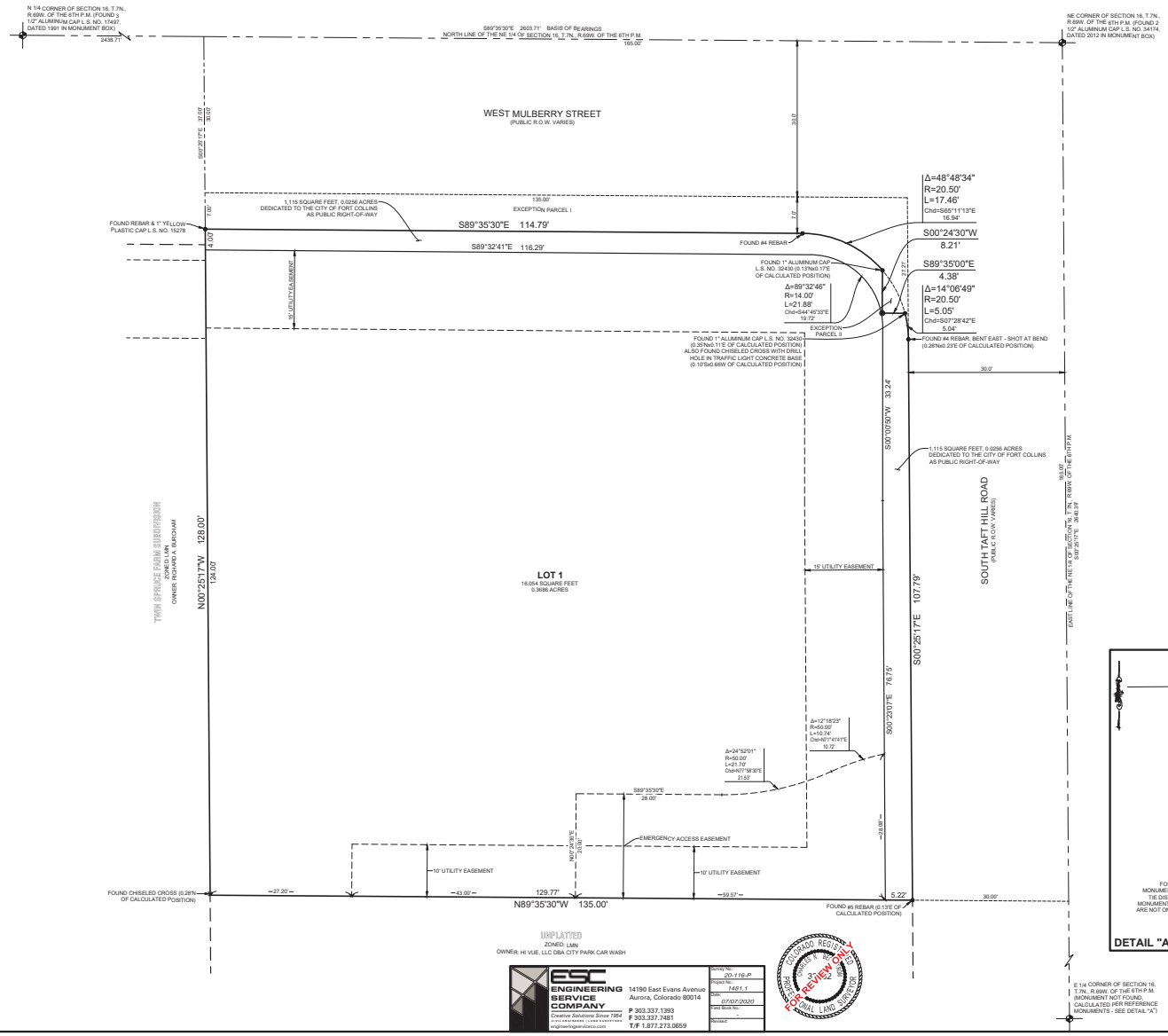
BROTHERS PARK SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 16, T.7N., R.69W. OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
SHEET 2 OF 2

Scale: 1" = 10'

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- EXCEPTED PARCEL LINE
- SECTION LINE
- NEW R.O.W. LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- R.O.W. — RIGHT-OF-WAY
- L.S. NO. — LAND SURVEYOR NUMBER
- ALIQUOT CORNER
- SET NAIL & 1" BRASS TAG L.S. NO. 33202
- FOUND MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS



ENGINEERING SERVICE COMPANY
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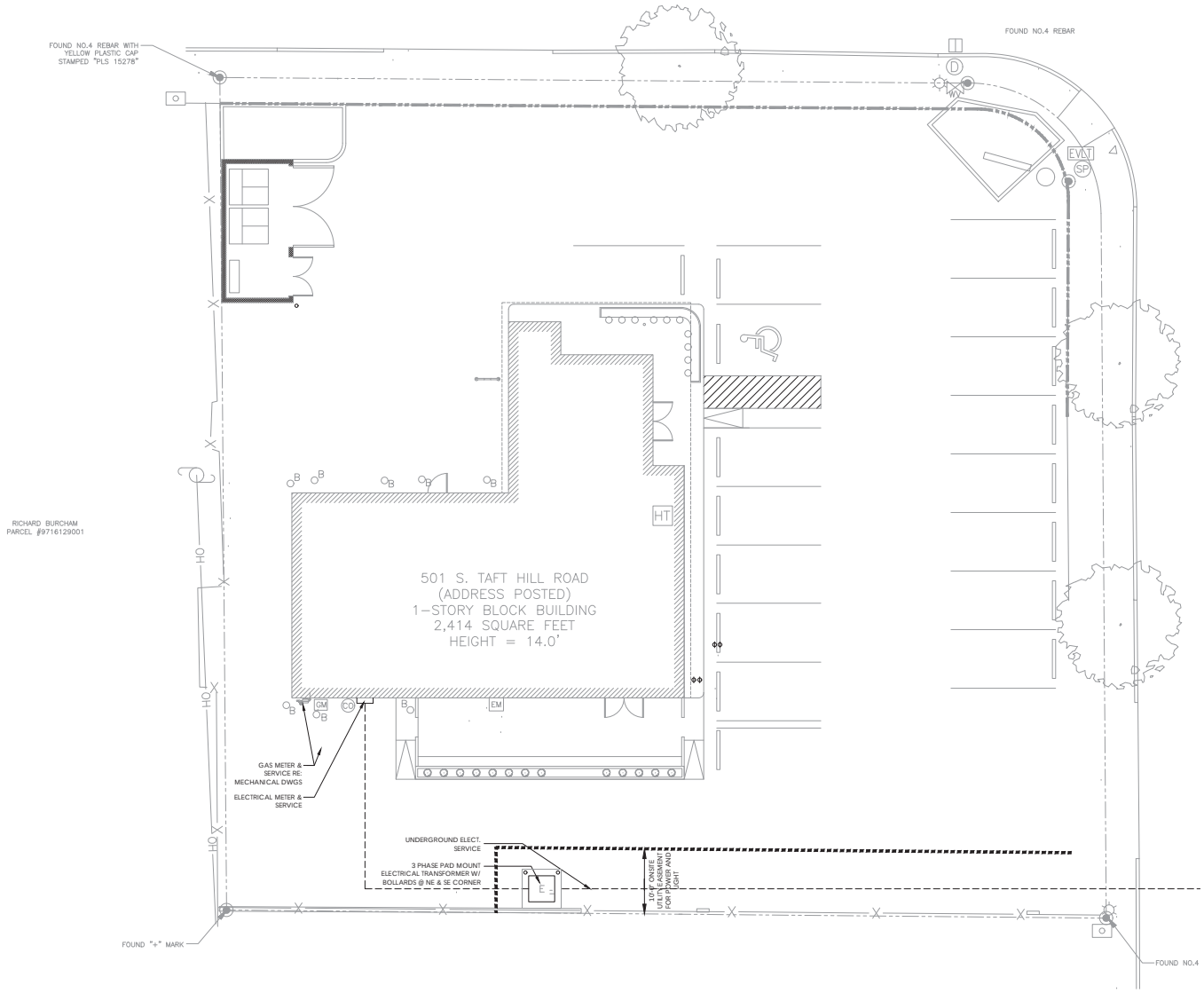
Survey No.	20-116-P
Project No.	1481.1
Date	07/07/2020
Field Book No.	-
Revised	

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES N. BOLTON
33202
FOR REVIEW ONLY

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

NATHAN HALL ARCHITECTURE, LLC
nathanwhall@outlook.com



1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

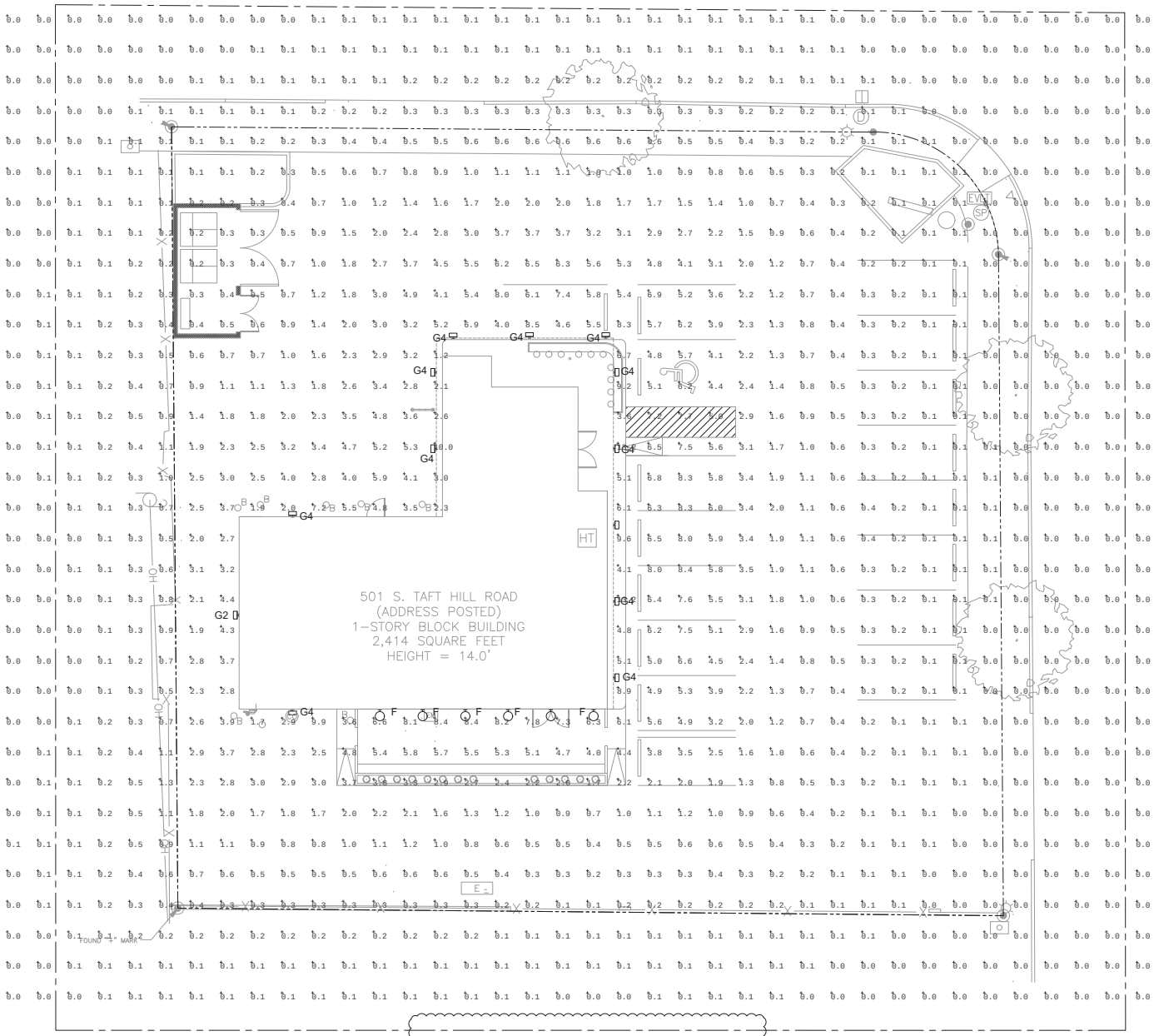
2

COLORADO LICENSED
DAVID M. KAZIN
20747
7-10-20
PROFESSIONAL ENGINEER

Kazin & Associates, Inc.
Consulting Electrical Engineers
Est. 1984
Village Square at Lone Tree
9364 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-489-1609
Fax: 720-489-1611
Project #: 20097 © 2020

Description	Date
	2020/04/06
1 AS NOTED	2020/04/22
2 AS NOTED	2020/07/10

Sheet Number:
E3



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

NORTH

2

BROTHERS BBQ
FORT COLLINS

501 S Taft Hill Rd
Fort Collins, CO 80521

NATHAN HALL ARCHITECTURE, LLC
nathanwhall@outlook.com

COLORADO LICENSED PROFESSIONAL ENGINEER
20747
7-10-20

Kazin & Associates, Inc.
Consulting Electrical Engineers
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Village Square at Lone Tree
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Phone: 720-489-1609
Fax: 720-489-1611
Project #: 20097 © 2020

Description	Date
	2020/04/06
1 AS NOTED	2020/04/22
2 AS NOTED	2020/07/10

Sheet Number:
E6

LIGHTING FIXTURE SCHEDULE

PREPARED BY KAZIN & ASSOCIATES

DESCRIPTION OF LUMINAIRE				BASIS OF DESIGN			
ID	DESCRIPTION	FINISH	MOUNTING INFO	MANUFACTURER	CATALOG NUMBER	LOAD (VA)	VOLTAGE
A	2' X 4' LAY-IN LED WITH A12 LENS & STEP DIMMER DRIVER	WHITE	RECESSED	COLUMBIA	LJT24-35VLG-FSA12EDU	59	120-277
B	SEMI-RECESSED LED DOWNLIGHT	WHITE	4" BOX	PRESCOLITE	LBSLEDA10L35K9WH	16.4	120
C	CORD HUNG LED DOME	PER ARCH	CORD	TMS LIGHTING	CAL 1 12 100IN CRD	7W LED	120
D8	SURFACE MOUNTED 8' LED STRIP	WHITE	SURFACE	COLUMBIA	LCL8-35LW-EU	38	120-277
D4	SURFACE MOUNTED 4' LED STRIP	WHITE	SURFACE	COLUMBIA	LCL4-35LW-EU	19	120-277
F	WALL BRACKET MOUNTED DOME WITH 17W 3000K LED LAMP	PER ARCH	WALL BRACKET	TMS LIGHTING	QS-2W O 17LED 120	17	120
G4	WALL MOUNTED FULL CUT-OFF 3000K LED AREA LIGHT WITH TYPE 4 DISTRIBUTION	BLACK	WALL +10'	HUBBELL	TRP1-12L-30-3K7-4-UNV-BL	30	120-277
G2	WALL MOUNTED FULL CUT-OFF 3000K LED AREA LIGHT WITH TYPE 2 DISTRIBUTION 2	BLACK	WALL +10'	HUBBELL	TRP1-12L-30-3K3-2-UNV-BL	30	120-277

NOTES:

1.	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.
2.	PROVIDED HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.
3.	UNLESS OTHERWISE INDICATED, PROVIDE COMPLETE LUMINAIRES INCLUDING LAMP(S) AND ALL SOCKETS, BALLASTS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.
4.	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.

BROTHERS BBQ
4645 W Colfax Ave
Denver, CO 80204
303-831-6383 / 720-289-3769 cell* Fax 303-832-1854

June 10, 2020

Re: Brothers BBQ Fort Collins Traffic

To Whom it May Concern:

Per our discussion with Martina, a Fort Collins traffic engineer, we feel that traffic will not change significantly with the opening of our new Brothers BBQ restaurant compared to the previous traffic of the operating gas station. As such, our project should not require a TIS from a traffic engineer.

Our restaurant hours of operation will be 10:00am-10:00pm Monday-Sunday. We anticipate having eight (8) employees working per day to serve 100-200 customers per day. Especially in light of recent changes in dining dynamics due to COVID-19, we expect that the majority (approximately 70%) of our business will be takeout/pickup and delivery, which will only require customers be in the restaurant for up to five (5) minutes. During our peak hour of business each day, we expect to serve 25-50 people.

We appreciate your review and approval to proceed without a TIS. Please reach out if you have any further questions regarding traffic.

Sincerely,

Christopher O'Sullivan
Brothers BBQ, President

OAHP1403
Rev. 9/98

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
____Determined Eligible - NR

____Determined Not Eligible - NR
____Determined Eligible - SR

____Determined Not Eligible - SR
____Need Data
____Contributes to eligible NR District
____Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 20)

I. Identification

1. Resource Number: **5LR14747**
2. Temporary Resource Number: **Not Applicable**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic Building Name: **Frontier Service Station**
   Miller's Frontier/Husky Service
6. Current Building Name: **Not Applicable**
7. Building Address: **501 S. Taft Hill Rd.**
   Fort Collins, CO 80521
8. Owner Name & Address: **Amraj II Inc.**
   10986 Lima St.
   Henderson, CO 80640

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form

II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**

   NE 1/4 of the **NE** 1/4 of the **NE** 1/4 of the **NE** 1/4 of Section **16**

10. UTM Reference Zone: **13** Easting: **490230** Northing: **4492330**

11. USGS Quad Name: **Fort Collins, Colorado**

    Year: **1960 (revised 1984)** Map scale: **7.5'**

12. Lot(s): **N/A** Block: **N/A**

    Addition: **N/A** Year of Addition: **N/A**

13. Boundary Description and Justification: **This parcel (97161-00-048) is located in the NE corner of Sec. 16, T7N-R69W and is clearly delineated by a metes and bounds description.**

III. Architectural Description

14. Building Plan: **L-Shaped Plan**

15. Dimensions in Feet: **32' x 58'**

16. Number of Stories: **1**

17. Primary External Wall Material(s): **Concrete Block**

18. Roof Configuration: **Flat Roof**

19. Primary External Roof Material: **Unknown**

20. Special Features: **Fence**

21. General Architectural Description: **This one-story service station is a masonry building that originally had a rectangular footprint but is now L-shaped. Resting upon a concrete foundation, the original building on the east has a footprint of 27' x 58'. Facing toward the east, its exterior walls are constructed of concrete blocks that are painted white. The northern area originally held the station office along with two restrooms. Its southern area originally held two auto service bays that have been converted to convenience store space. The building has a two-level flat roof that is obscured from view by a wide horizontal band of red metal panels around its perimeter. The north roof over the office and store is about 3' lower than the south roof over the 12'-tall service bays.**

<u>East Wall (front)</u>: The east-facing façade on the original building holds the main entry along with the office storefront and two former service bay entrances. The office area on the north is set back below a deeply cantilevered roof that is supported at its northeast corner by a single metal pipe post. Three additional but less obvious metal pipe posts are located just inside the main entry and storefront windows. The entry holds a pair of non-historic glass commercial doors with two transom lights above and two sidelights, all set in metal framing.

North of the entry are three large single-light storefront windows that wrap around the northeast corner of the station office. These are set in the original framing and rest upon a painted concrete sill that caps a low concrete block wall. Above the storefront windows, the walls are finished with white panels with vertical battens at the seams. Just north of the office is another east-facing entrance with a metal slab door that provides access to a customer restroom. Raised concrete paving extends around the main entry, office and restroom entry. The ceiling of the cantilevered roof is clad in white metal panels.

The south half of the building originally held two service bays and these were accessed by way of shop door openings with overhead doors. The doors have been removed and the openings modified. The one on the south has been filled with painted concrete blocks along with a tall window that is boarded closed. The north opening has been infilled with three tall single-light windows. None of these windows appear to be historic. North of those is a square single-light window that appears to be original to the building. Outside the south half of the building is a raised concrete sidewalk that connects on the north to the recessed area at the storefront. The sidewalk blocks vehicular access to the service bays and would not have been present when the bays were in use. The entire east façade is capped by the wide red metal panel band at the roofline. This is a non-historic feature on the building.

<u>South Wall (side)</u>: The south wall of the original building holds no entries. A small two-light sliding window is present high on the wall at the building's southwest corner. The window is not historic and it is unclear whether the opening is original or an alteration. Running along the roofline are metal flashing and a horizontal band of boards that are painted red.

<u>West Wall (rear)</u>: The west wall of the original building is exposed north of the rear addition. No entries are found on this wall. Present there are two small narrow horizontal hopper windows for the restrooms, along with ventilators. These features appear to be original to the building. The wall is capped by the non-historic wide red metal panel band at the roofline.

<u>North Wall (side)</u>: The north wall of the original building holds no entries. It is characterized by a small area of concrete blocks along with the recessed storefront described above. The wall is capped by the non-historic wide red metal panel band at the roofline.

<u>Rear Addition</u>: Projecting to the west from the south half of the original building is a tall non-historic masonry addition. This was designed to hold a service bay along with a car wash. Resting upon a concrete foundation, the addition has a footprint of 32' x 33' and its exterior walls are constructed of oversized concrete bricks that are painted white. Large vehicle entries are present on the north and south walls. The addition's roof is flat and bordered by metal flashing and a horizontal band of boards that are painted red. The north wall holds two bay door openings. While the west bay retains its metal overhead door with three narrow lights, the east opening has been infilled with horizontal board siding. Within the siding is a commercial pedestrian door with a single boarded light. The south wall also holds two bay openings that contain metal overhead doors, each with three narrow lights. No features are found on the west wall.

22. Architectural Style / Building Type: **Oblong Box Gas Station**

23. Landscaping or Special Setting Features: **This service station is located on the southwest corner of the intersection of W. Mulberry St. and S. Taft Hill Rd. It is surrounded by paved grounds. The property is bordered by a wood privacy fence to the west and a chain link fence to the south. Located along two major streets, it is surrounded by residences along with a car wash to the south.**

24. Associated Buildings, Features or Objects:

Pump Island Canopy: This free-standing structure is located to the east of the service station building. It was designed to shelter two pump islands. The canopy is held up by four legs clad in white metal panels. These support a deep roof that is also clad in red and white metal panels. It is possible that encased within this non-historic structure is an earlier canopy that stood at this location. The pumps and islands appear to have been recently removed. An additional pump island with no canopy was located north of the building and the buried fuel tanks were in the northwest quadrant of the property. However, these features appear to have been removed.

Sign Island: This small feature is located in the northeast corner of the property. It was designed to support signage for the service station, along with ornamental plantings. The island consists of a raised lip of concrete with a footprint of about 8' x 8'. This rises about 14" high and its outer faces are painted with red and grey banding. Adjacent to the island is a circular concrete pedestal supporting a truncated metal sign post. It is unclear whether these are historic or non-historic features on the site.

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1963**

    Source of Information: **City of Fort Collins Building Permit & Job Record, 501 S. Taft Hill Rd., 30 September 1963 (#7353)**

26. Architect: **Joe Lort, Jr. (Denver, CO)**
    Kewaneer Manufacturing Company (Niles, MI)

    Source of Information: **Frontier Refining Company, Building Plans for Two-Bay Service Station, 11 January 1957 & 18 October 1961**

27. Builder/Contractor: **Unknown**

    Source of Information: **Not Applicable**

28. Original Owner: **J. L. Terborg & Co. (land)**
    Frontier Refining Company (building)

    Source of Information: **City of Fort Collins Building Permit & Job Record, 501 S. Taft Hill Rd., 30 September 1963 (#7353)**

29. Construction History: **The original service station on this site was constructed in 1963. In 1969, a metal canopy was added over the pump islands east of the building. The rear addition housing a car wash and service bay was constructed in 1988. In 2004, the original building underwent a substantial remodel that converted the service bays to retail space for a convenience store. Additional work completed between 2007 and 2011 closed the bay door openings and modified the main entrance to its current appearance. The red and white color scheme on the building and canopy, including the wide red band along the building's roofline and the canopy's modern cladding, reflect its use as a Cenex station starting around 2007.**

30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Commerce/Trade: Gas Station**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Vacant/Not in Use**

34. Site Type(s): **Service Station**

35. Historical background: **By the fall of 1963, the property on the southwest corner of W. Mulberry St. and S. Taft Hill Rd. was owned by Fort Collins resident Alvin L. Miller (1919-2005). Born in Weld County, he graduated from Ault High School and by 1940 had moved to Fort Collins, where his father operated a cabin camp for auto travelers. Alvin took a job driving a milk route for a local cheese factory. In October 1940, he registered for the draft and then served with the US Army in the Pacific Theater from 1944 to 1946.**

Returning to Fort Collins after the war, Alvin enrolled at Colorado A & M and then became a partner in the Miller Brothers Construction Company with his older brother Carl. By the early 1960s, the property at Taft and Mulberry appears to have been occupied by a house that dated back to at least the early twentieth century. Fort Collins was expanding in the postwar decades and the area in which it sat was soon annexed into the city. On 3 October 1963, Alvin sold the property to J. L. TerBorg & Company of Denver.

The TerBorg Company was owned by John Lowry TerBorg, who was born in 1928 in Michigan. Following World War II, he moved to Denver with his family and graduated from South High School. He became a skilled tennis player as a teen and went on to play at the University of Southern California and Denver University. Over the years, TerBorg won numerous tennis championships and in 2009 he was inducted into the Colorado Tennis Hall of Fame. After graduating from the DU law school, he settled into a successful career in Denver, not only in law but also property investment. He eventually worked as an attorney with King Resources, a prominent petroleum exploration and development company that collapsed into bankruptcy and scandal in 1970.

On 30 September 1963, a few days before the property was acquired by J. L. TerBorg & Company, the Frontier Refining Company secured a building permit from the City of Fort Collins to construct a service station on the lot for an estimated cost of $28,000. Founded in Cheyenne in 1940, Frontier built and operated a large refinery on the south edge of that city, where it produced gasoline and aviation fuel. During the years after the war, the firm expanded into distribution and began constructing service stations.

Frontier engaged a contractor to erect the building at Taft and Mulberry, and the work was completed during the last three months of 1963. The station was based upon a standard design prepared in 1957 for Frontier Refining by Denver architect Joseph McCrea Lort, Jr. Born in Denver in 1921, Lort was the son of Joseph Lort, Sr., a teacher who became the principal of South High School. After graduating from South, Joe Jr. attended Denver University. In 1943, he enlisted in the US Navy and served through 1945 aboard the USS Flying Fish, a submarine that patrolled and engaged in combat in the Pacific Theater.

Following the war, Lort returned to Denver and became a designer of houses and retail stores. He was first licensed to practice architecture in Colorado in 1955 and for a number of years maintained an office at 211 Clayton St. in the

area now known as Cherry Creek North. During the 1950s and 1960s, he designed a number of mid-century Modern houses in the Hilltop neighborhood of east Denver. Lort eventually moved to Phoenix, where he became a city employee. He died there in 1998.

During the 1930s, petroleum companies across the country started turning to a new form of gasoline station design that has become known as the oblong box. This was essentially a horizontal building with a rectangular footprint that held an office at one end and service bays at the other, all facing the primary street. While this essential form remained consistent, every company sought to make its service stations visually identifiable through the employment of standardized but distinctive design features. These included variations in storefront entries and windows, rooflines, ornament, logos and lettering, and color palettes, essentially turning the service station into a billboard for its products. Unique design features allowed automobile drivers to easily distinguish between stations owned by Gulf, Standard, Texaco, Skelly, Mobil, Sinclair, Phillips 66, Conoco, Shell, and even Frontier.

Economic growth and rapid expansion of the nation's population during the decades following World War II led to an explosion in the number of automobiles on the roads, including in Fort Collins. Seeking to capture whatever share they could of the growing market, the petroleum companies launched programs to construct thousands of new service stations. To accomplish this, they engaged marketing firms along with architects to modernize not only advertising campaigns but also the oblong box. In some locations, the companies would build stations of their own and in others they would lease properties to local owners and operators.

Joe Lort's plans for Frontier's stations called for the rectangular buildings to house the office and restrooms on right, with two or three service bays to the left. The stations would be distinguished from those of other companies by several characteristic design features. Frontier's new stations would be of masonry construction and feature a recessed office area set beneath a deeply cantilevered flat roof. This was to be topped by large lighted red plastic letters spelling out the name FRONTIER. In addition, the flat roof over the service bays would be taller than that over the office. All of the exterior walls were to be painted white, with trimwork in charcoal and red. In 1961, Lort's design was supplemented with additional plans for a modern glass and metal storefront system provided by the Kawneer Manufacturing Company of Niles, Michigan.

As it was constructed in 1963, the service station in Fort Collins varied in relatively minor ways from Frontier's standardized plans. First of all, the narrow rectangular window adjacent to the service bays was changed to a larger square. The exterior restroom entry at the north end of the building was oriented to face east rather than north. Finally, the station likely had multi-panel overhead garage doors in the service bays and the main entry would have been at the far south end of the storefront, with two plate glass windows to the north.

Every Frontier service station employed the company's emblematic logo on its signage and advertising materials. This featured a cowboy on a rearing horse along with the phrase "Rarin' to Go!" The image provided drivers with the sense that Frontier gasoline would enhance their vehicles' power and get them safely and quickly across the open spaces of the west. Matching its service stations, the logo was designed with a bright color scheme of red and white. Despite its variations from the company's standardized plans, the building at Taft and Mulberry was constructed in substantial accordance with Lort's design and it would have been recognizably associated with Frontier and its products.

On 31 January 1964, J. L. TerBorg & Company transferred the property to the TerBorg Leasing Company. The following day, TerBorg signed a lease with the Frontier Refining Company for use of the property. TerBorg then sold the lot that same day to brothers Marvin, Charles and Leonard Leff of Cheyenne, with the warranty deed ensuring that the new owners would honor the lease. The Leffs were natives of Wyoming and their father had been in the automobile and gasoline business in Cheyenne. All three served in combat overseas during World War II and returned home to engage in business, including buying and selling properties in Wyoming and Colorado. The property at Taft and Mulberry was one of their many Fort Collins real estate acquisitions.

When the Frontier station opened for business in early 1964, it was managed by Alex Martin, about whom nothing is known. One other Frontier station was operating in Fort Collins around that same time. Located at 338 E. Mountain Ave. and still standing today, the building was reportedly constructed in 1941 and had no design similarities to the one at Taft and Mulberry. The company also operated a bulk plant at 201 E. Lincoln Ave. that is no longer in existence.

Between approximately 1966 and 1972, the station at 501 S. Taft Hill Rd. was operated by Edward A. Miller (he does not appear to have been closely related to Alvin Miller). Born in Fort Collins in 1911, Miller farmed in the area for more than twenty years before running the service station. Known as Miller's Frontier Service, the business would have operated through a contract with Frontier and a lease with the Leff brothers.

In 1967, the Frontier Refining Company was purchased by the Husky Refining Company. Founded in Cody, Wyoming in 1938, Husky acquired Frontier's business operations, but this did not include the individually owned properties on which some of the stations were located. On 31 December 1969, the Husky Company paid the Leff brothers $11,800 for the property at Taft and Mulberry, assuming ownership of the land and service station. Around that time, Edward Miller changed the name of his business to Miller's Husky Service. The Frontier name and logo were scrapped and replaced with the Husky logo, featuring an illustration of a dog and a red and blue color scheme. The station was likely repainted in those colors at that time. In the fall of 1969, a metal canopy was constructed over the pump islands east of the building.

During the mid-1970s, the station was operated by Thomas E. Kramer, who renamed it Kramer's Husky No. 2. This reflected the fact that Kramer had another Husky station in town at 816 E. Mulberry St. Husky Oil continued to own the property into the mid-1980s. In the fall of 1988, the building was expanded to the west with the construction of a $36,000 addition designed to contain a car wash and third service bay. The original building underwent a substantial remodel in 2004 that converted the service bays to retail space for a convenience store. Additional work completed between 2007 and 2011 closed the bay door openings and modified the main entrance to its present appearance. The red and white color scheme now found on the building and canopy reflect its use as a Cenex station starting around 2007.

36. Sources of information:

Arizona Republic (Phoenix, AZ)
"Joseph Lort Jr.," Obituary, 2 May 1998, p. 84.

Burial Record, Alvin Leonard Miller, Grandview Cemetery, Fort Collins, CO. Date of Death: 15 December 2005. Located at www.findagrave.com.

Burial Record, Edward Arnold Miller, Roselawn Cemetery, Fort Collins, CO. Date of Death: 24 July 1989. Located at www.findagrave.com.

City of Fort Collins, Building Permits and Inspection Records, 501 S. Taft Hill Rd., 1963-2011.

Coloradoan (Fort Collins, CO)
"Alvin L. Miller," Obituary, 18 December 2005.

Denver City Directories, Listings for John L. TerBorg, 1956-1970.

Denver City Directories, Listings for Joseph M. Lort Jr., 1953-1964.

Draft Registration Record, Alvin Leonard Miller, Fort Collins, CO, 16 October 1940.

Draft Registration Record, John Lowry TerBorg, Denver, CO, 1946.

Draft Registration Record, Joseph McCrea Lort, Denver, CO, 1942.

Fort Collins City Directories, Listings for 501 S. Taft Hill Rd., 1963-1975.

Fort Collins Topographic Quadrangle Maps, US Geological Survey (1908, 1960, 1969, 1984)

Frontier Refining Company, Building Plans for Two-Bay Service Station, 11 January 1957 & Storefront Details, 18 October 1961.

"Gas Stations: Oblong Box." ***Field Guide to Colorado's Historic Architecture & Engineering*****. Denver, CO: Office of Archaeology and Historic Preservation, Colorado Historical Society, July 2008.**

"Husky Energy Inc. History." Located at www.fundinguniverse.com.

Jack L. TerBorg, Colorado Tennis Hall of Fame, 2009 Inductee Biography. Located at www.coloradotennis.com.

Larimer County Assessor, Real Estate Appraisal Cards, Parcel 97161-00-048, County Assessor's Office, circa 1983.

Larimer County, Clerk & Recorder's Office, Title Records (Tract in the NE Corner of Section 16, Township 7 North-Range 69 West)
- **Warranty Deed, Alvin L. Miller to J. L. Terborg & Company, 3 October 1963 (book 1223, page 356)**
- **Warranty Deed, J. L. Terborg & Company to Terborg Leasing Company, 31 January 1964 (book 1236, page 88)**
- **Warranty Deed, Terborg Leasing Company to Leonard, Marvin & Charles Leff, 1 February 1964 (book 1236, page 120)**
- **Special Warranty Deed, Leonard and Charles Leff to Husky Oil Company, 31 December 1969 (book 1425, page 109)**
- **Quit Claim Deed, Husky Oil Company to OA Inc., 29 May 1984 (book 2274, page 1269)**

Margolies, John. ***Pump and Circumstance: Glory Days of the Gas Station*****. Boston, MA: Bullfinch Press, 1993.**

New York Times **(New York, NY)**
"Denver Enterpriser Carries Big Ideas in a Big Frame," 12 May 1970, p. 57.

US Census Records, Alvin L. Miller, Fort Collins, CO, 1940.

US Census Records, Joe Lort Jr., Denver, CO, 1940.

US Census Records, Leonard, Charles and Marvin Leff, Cheyenne, WY, 1940.

US Navy Muster Rolls, Joseph M. Lort Jr., USS Flying Fish, 1943-1945.

Witzel, Michael Karl. ***The American Gas Station*****. Osceola, WI: Motorbooks International, 1992.**

VI. Significance

37. Local landmark designation:

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

A. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)

B. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented

C. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties

D. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

X Does not meet any of the above Fort Collins designation criteria

Analysis of Fort Collins Significance: In Fort Collins, a property may be eligible for local designation even when it is found to be ineligible for the more stringent State and National Registers of Historic Places. In this case, the property at 501 S. Taft Hill Rd. is ineligible for designation as a City of Fort Collins landmark under any of the criteria. If it were closer to its original appearance without the alterations made to the building over the past two decades, the property might be eligible. However, too many non-historic changes have occurred, and its lack of physical integrity is problematic.

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history

B. Associated with the lives of persons significant in our past

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **Based upon the archival research and field documentation completed for this project, this property was found to have been developed in 1963 during a period of economic and suburban expansion in Fort Collins. Over the following decades, it was in use as a Frontier and then Husky service station that provided customers with gasoline along with auto lubrication and repair services. This ended in 2004, when the building was remodeled into a convenience store that continued to sell gasoline. Due to the various alterations that have taken place over the past two decades, the property no longer retains an adequate level of integrity to support SRHP or NRHP eligibility under any of the criteria.**

43. Assessment of historic physical integrity related to significance: **The masonry service station on this property was constructed in 1963 and in 1969 a canopy was erected over the pump islands to the east. The building was expanded in 1988 with the construction of a rear addition housing a car wash and service bay. In 2004, the original building underwent a substantial remodel that converted the service bays to retail space for a convenience store. Additional work completed between 2007 and 2011 closed the bay door openings and modified the main entrance. The current red and white color scheme, including the canopy cladding and wide red band along the original building's roofline, were added during that same time period to reflect a change in operation.**

The building's historic physical integrity has to be weighed in light of the seven aspects of integrity defined by the National Register of Historic Places. Its surroundings developed in the postwar decades as Fort Collins expanded toward the west into historic farmland. Since around 1970, the area appears to have changed little and the aspects of location and setting are largely intact. The building retains a number of original design features but has also been altered in various but important ways over the past fifty years. All of the non-historic changes took place between 1988 and 2011. Consequently, the service station and its related features exhibit a diminished degree of integrity in the areas of design, materials, workmanship, feeling and association. Due to its lack of adequate integrity, the property is unable to support SRHP or NRHP significance. It is also not adequate to support local landmark status.

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

    Discuss: **This property appears does not appear to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous to one another and might allow for the creation of a National Register district.**

    If there is National Register district potential, is this building contributing: **N/A**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#8146-8175**
    Negatives filed at: **Tatanka Historical Associates, Inc.**
    P.O. Box 1909, Fort Collins, CO 80522

48. Report title: **Intensive-Level Documentation of the Property at 501 S. Taft Hill Rd., Fort Collins, CO**

49. Date(s): **18 February 2020**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

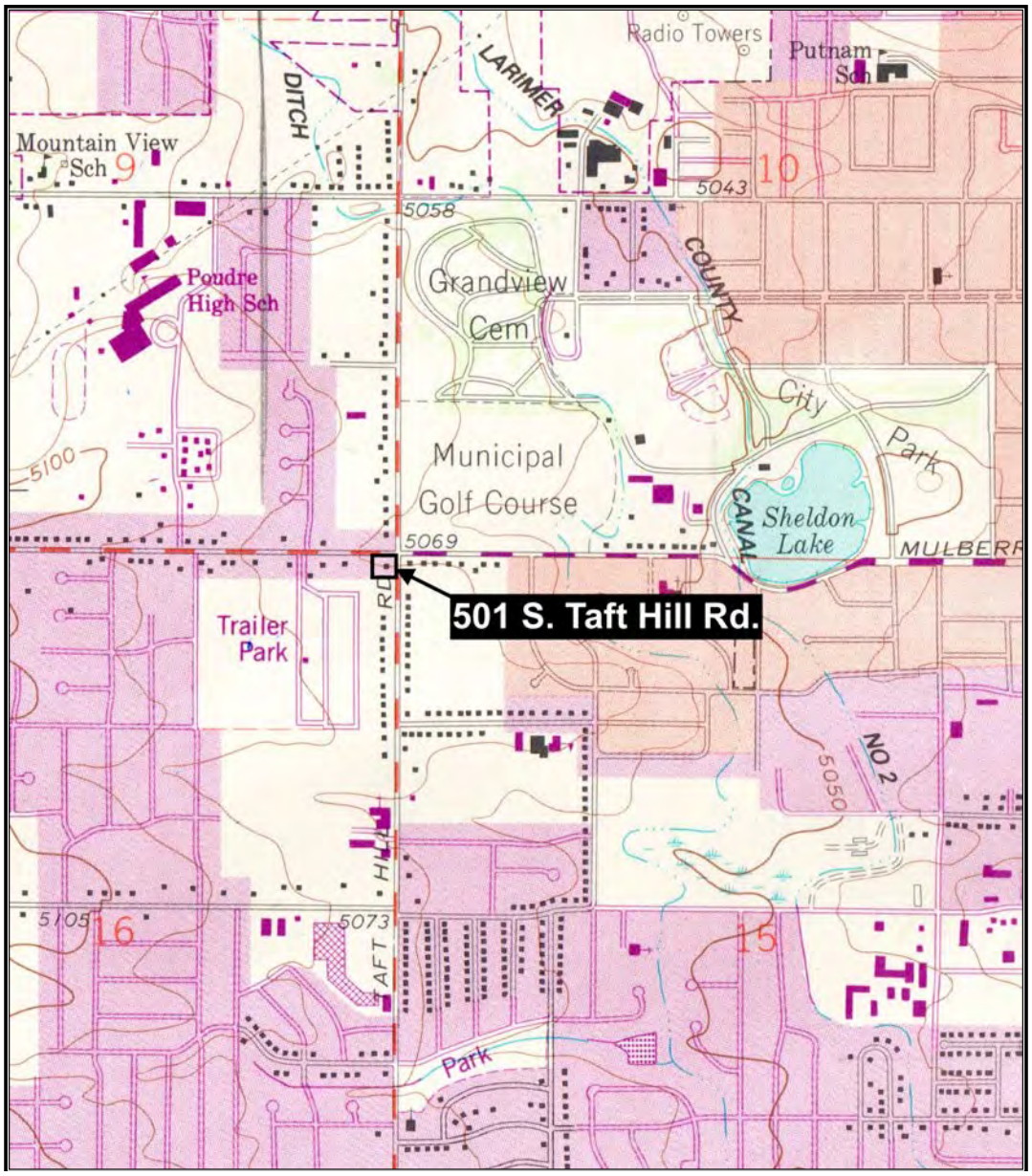
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970 / 689-4855**

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form
(Page 14 of 20)

Site Location Map

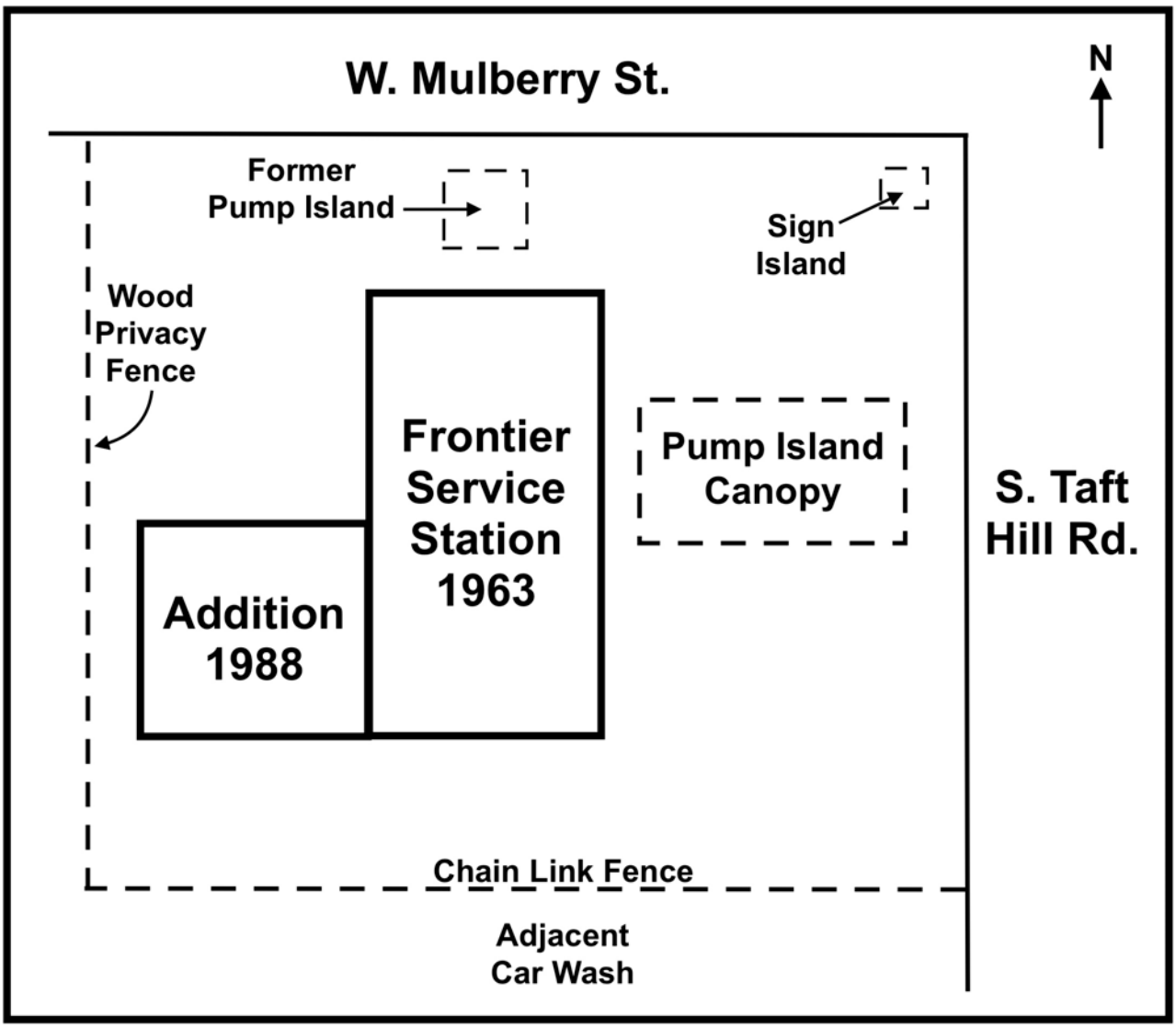


USGS Fort Collins 7.5' Topographic Quadrangle
1960 (photorevised 1984)

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form
(Page 15 of 20)

Site Diagram



Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form
(Page 16 of 20)

Current Photographs

East Façade. View to the Southwest.

Storefront Detail. View to the Southwest.

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form

Current Photographs

South and East Walls. View to the Northwest.

West Wall and Rear Addition. View to the Southeast.

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form
(Page 18 of 20)

Current Photographs

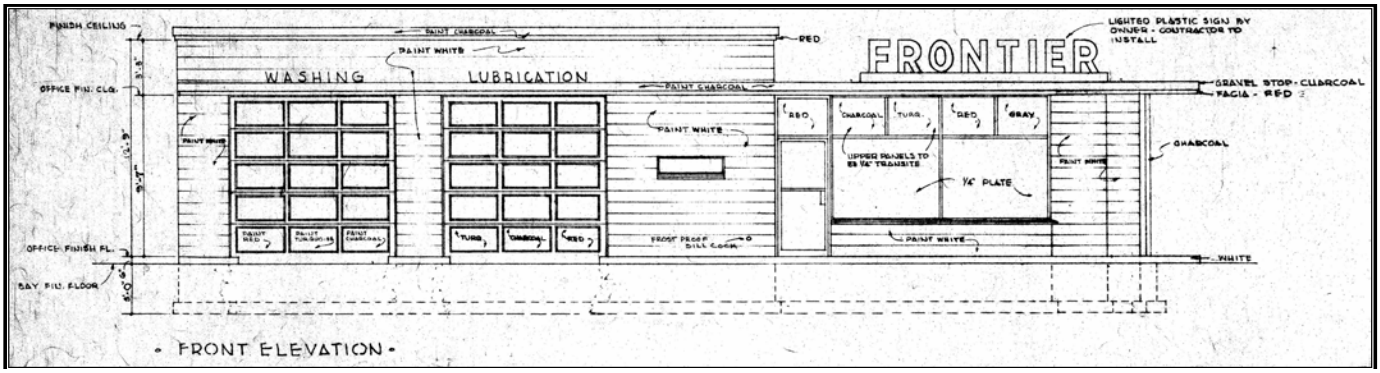
Pump Island Canopy. View to the Northwest.

Sign Island. View to the North.

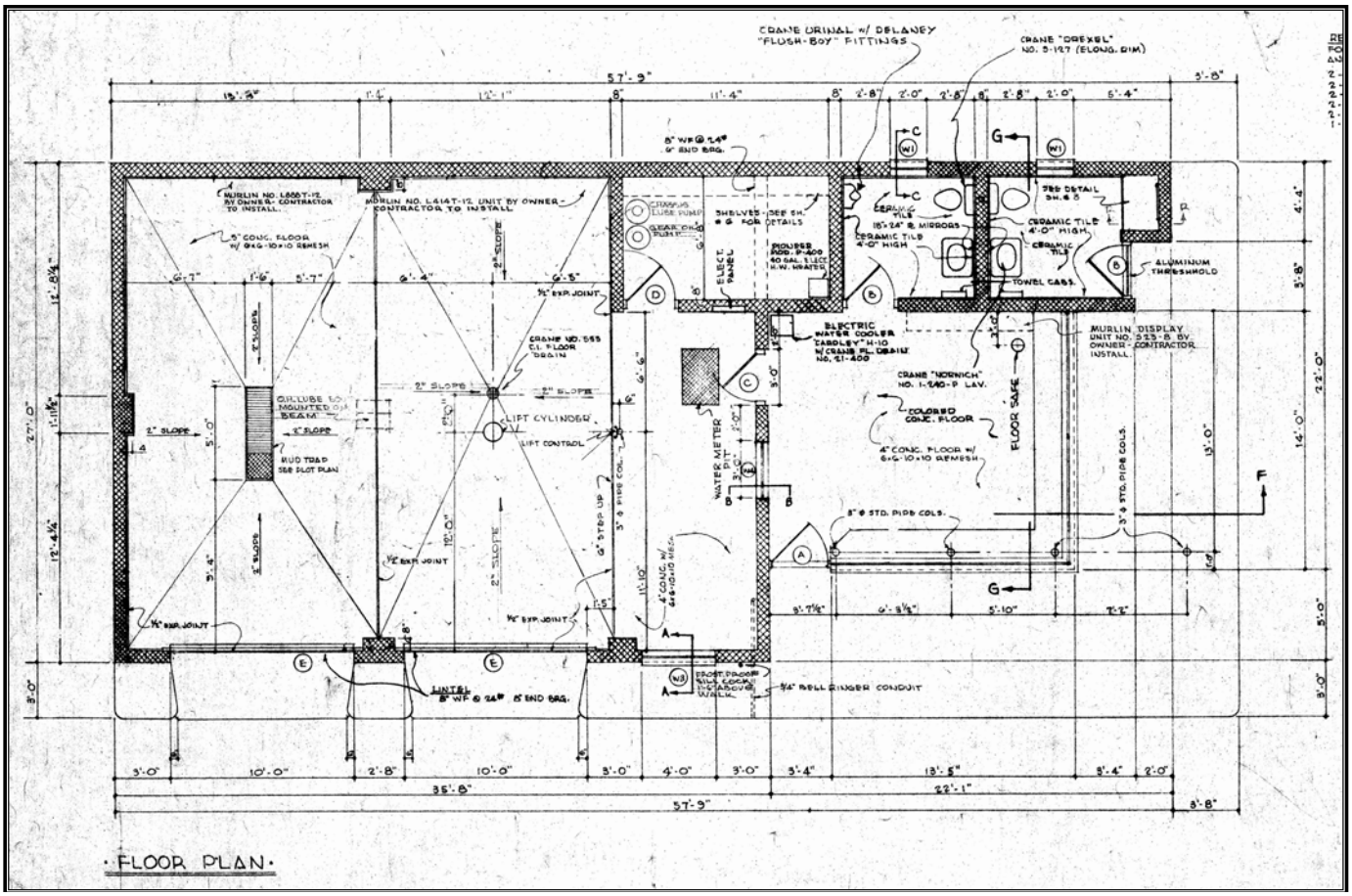
Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form

Historic Architectural Plans



Standardized Design for a Frontier Station, Front Elevation, 1961



Standardized Floor Plan for a Frontier Station, 1961

Resource Number: **5LR14747** Address: **501 S. Taft Hill Rd.**

Architectural Inventory Form

Historic Photograph

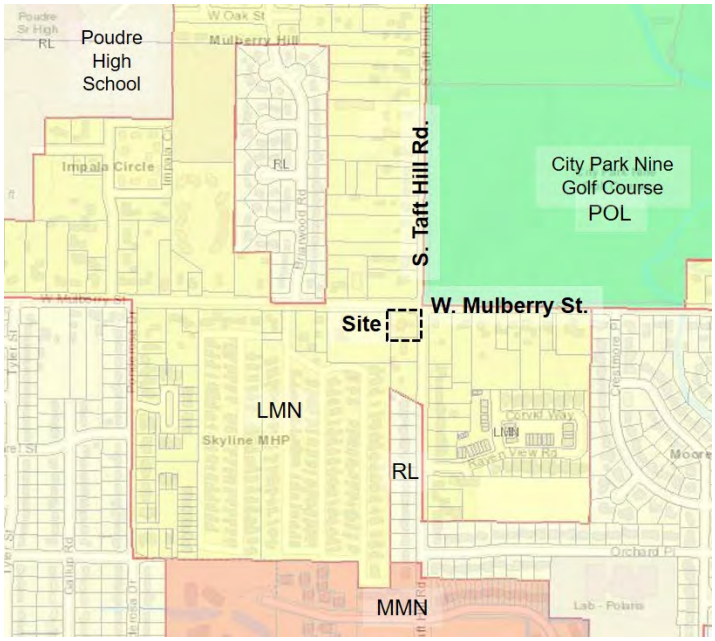
501 S. Taft Hill Rd., 1983
Source: Larimer County Assessor

City of Fort Collins

Planning and Zoning Board Work Session
September 17, 2020

Brothers BBQ

1

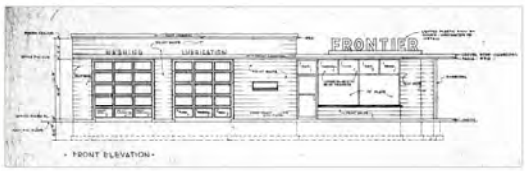


Zoning Map

2

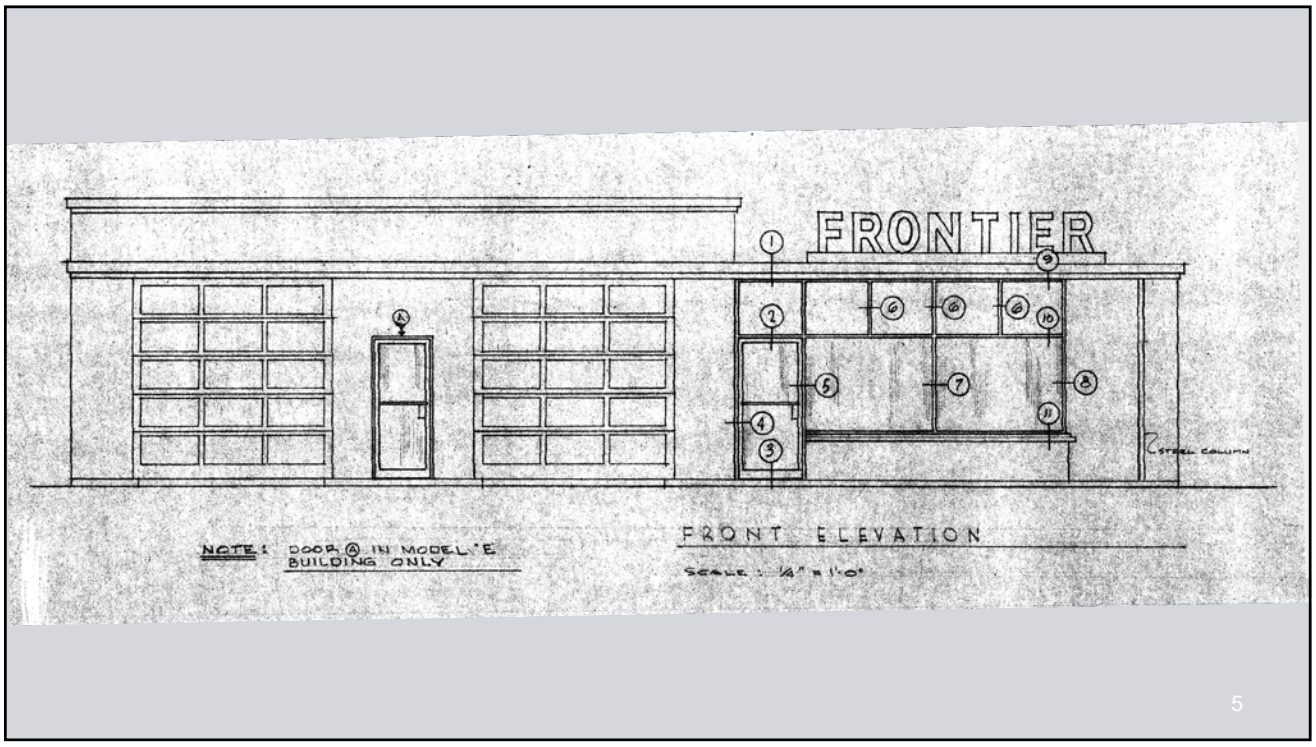
City Park 9 Golf Course
19
W. Mulberry St.
S. Taft Hill Rd.
Skyline Mobile Home Park
Google Earth
Corvid Way

3

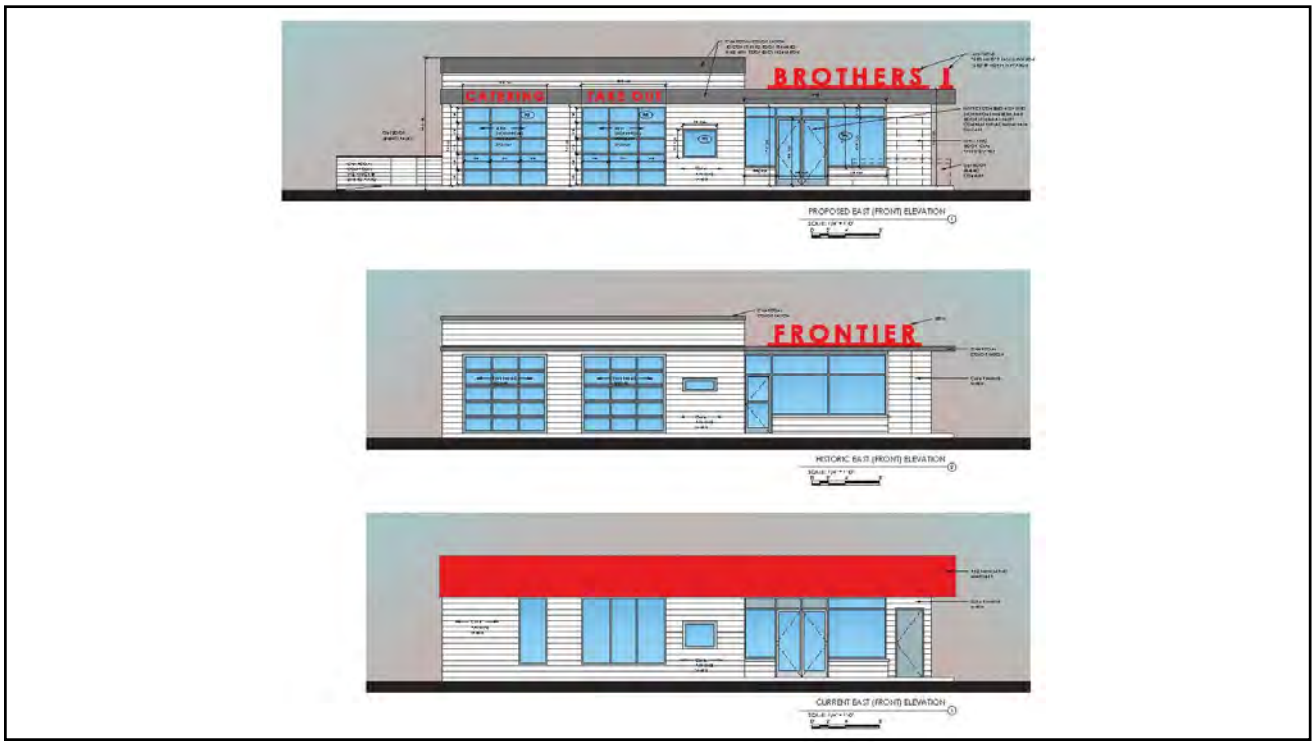

FRONTIER
FRONT ELEVATION

4

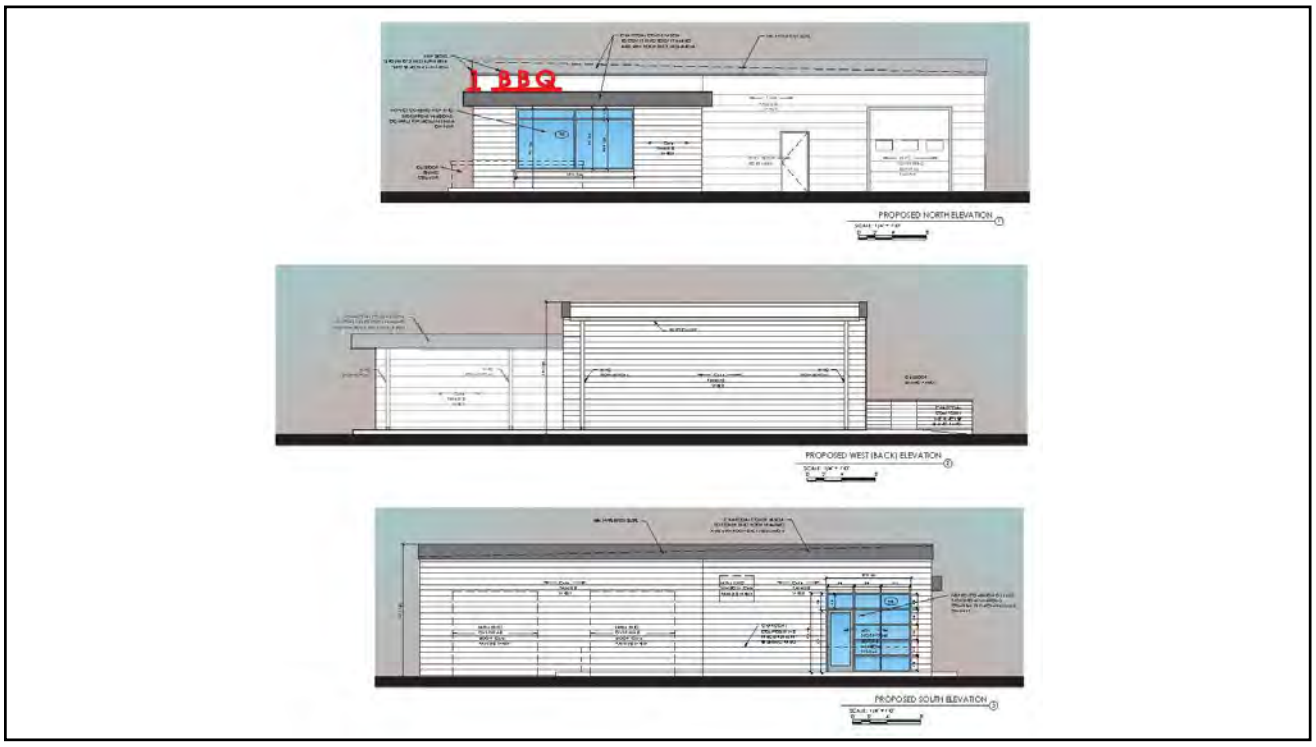
4


FRONTIER
NOTE: DOOR (A) IN MODEL 'E' BUILDING ONLY
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
STEEL COLUMN
5

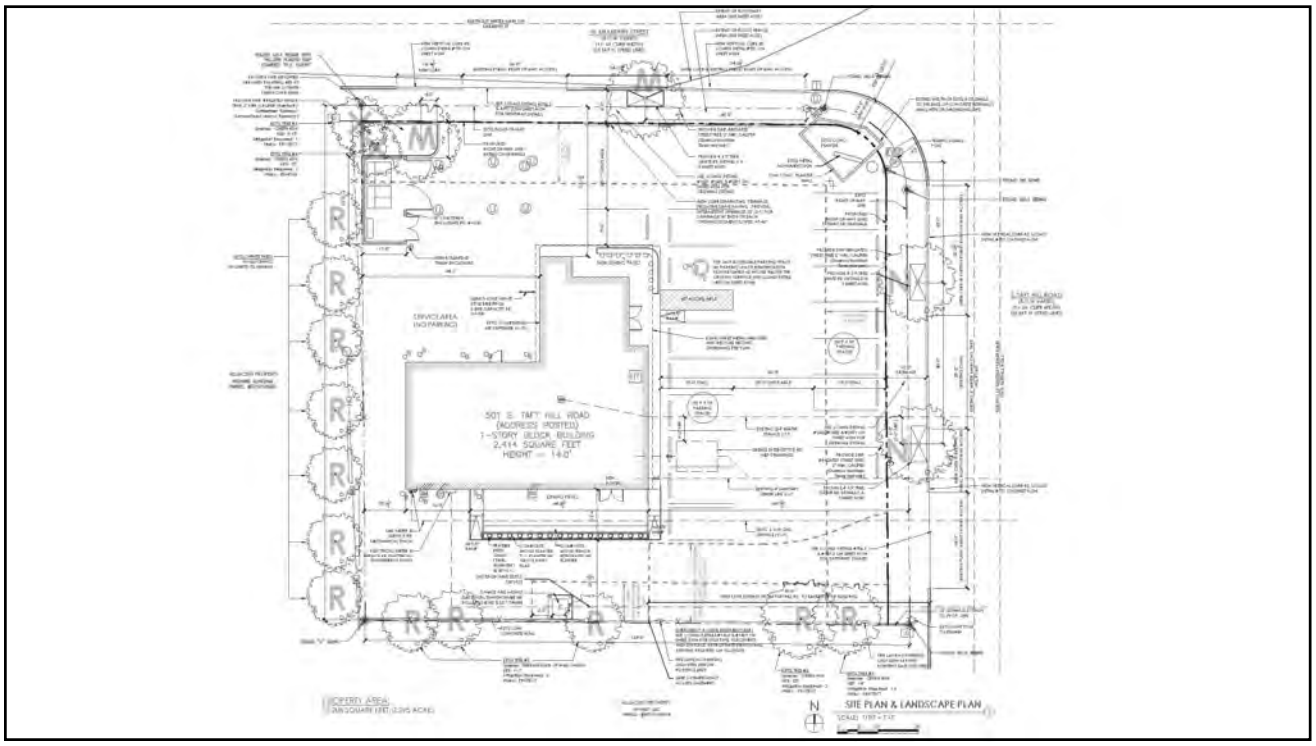
5


BROTHERS I
CATERING
TAKE OUT
PROPOSED EAST (FRONT) ELEVATION
FRONTIER
HISTORIC EAST (FRONT) ELEVATION
CURRENT EAST (FRONT) ELEVATION

6


BBQ
PROPOSED NORTH ELEVATION
PROPOSED WEST (BACK) ELEVATION
PROPOSED SOUTH ELEVATION

7


SITE PLAN & LANDSCAPE PLAN

8

4 Modifications

LMN zone ‘Neighborhood Center’

Parking Dimensions

Parking Lot Landscaping

Parking Lot Walkways

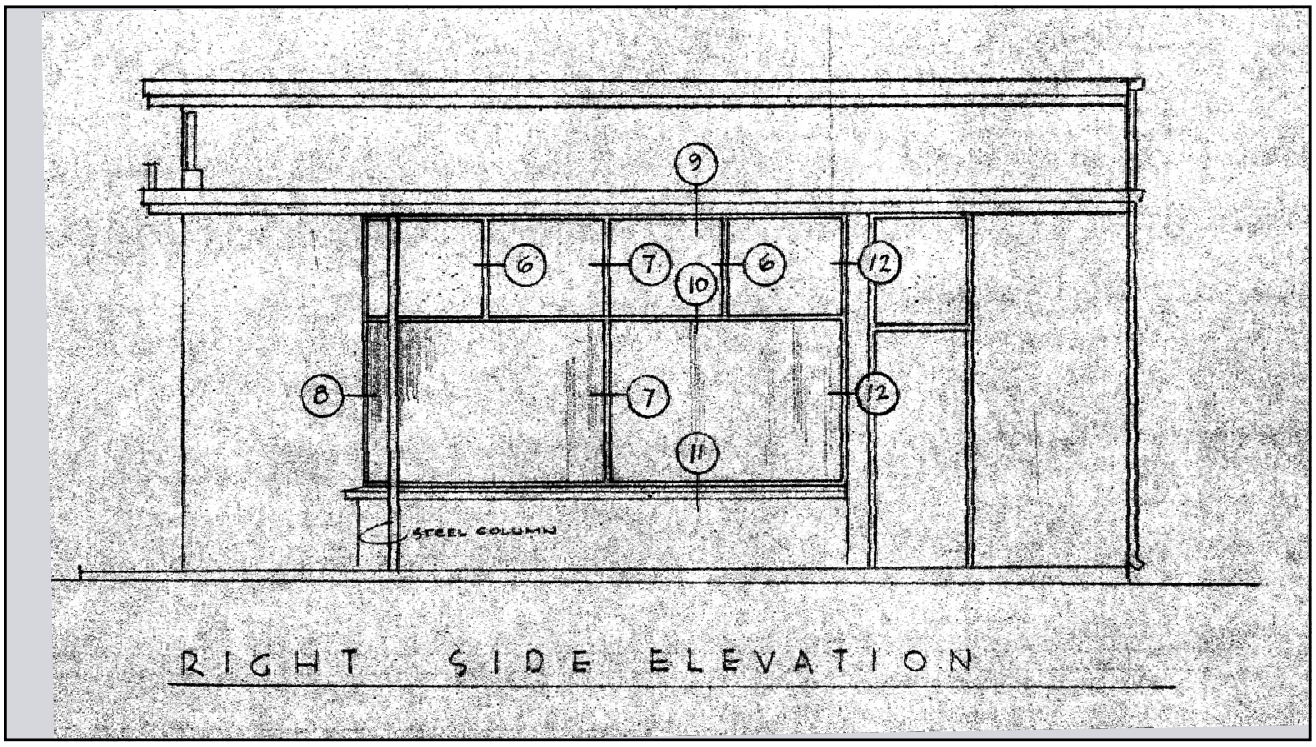
9

9

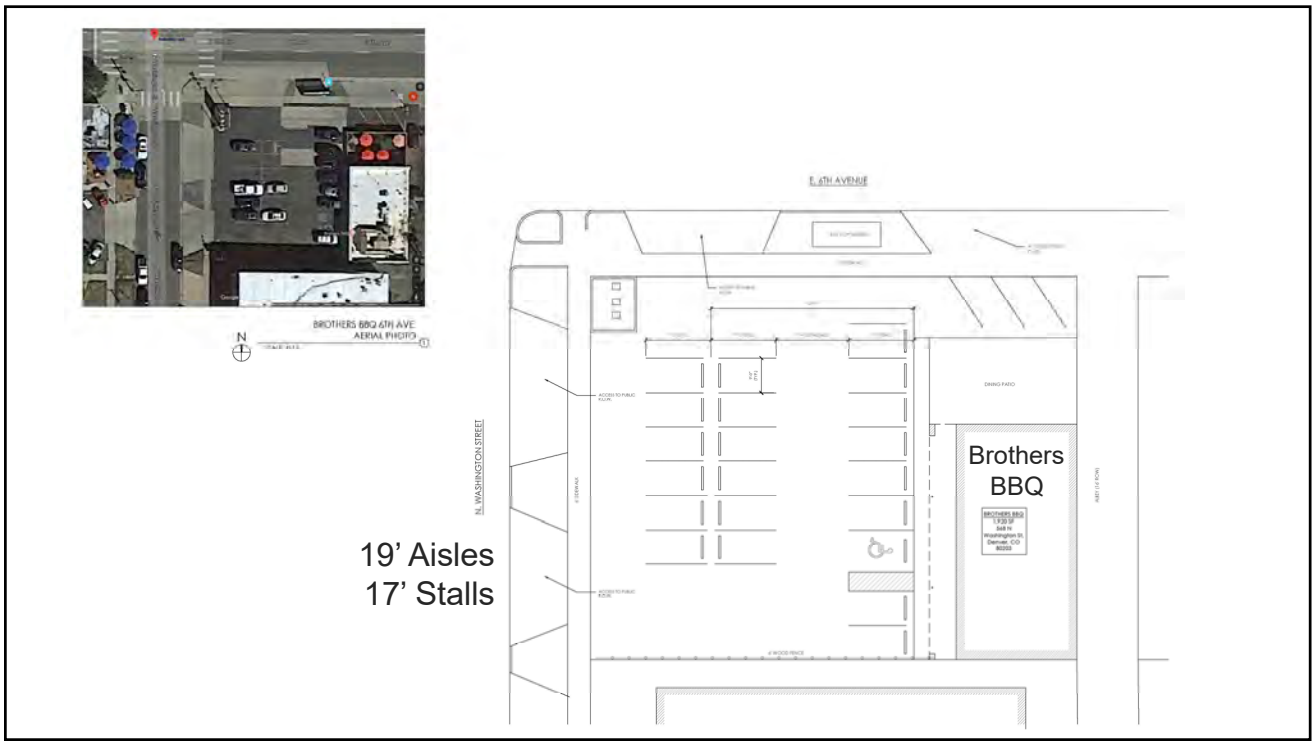
2 Minor Conditions

Ground Treatment Details and a Fence

10


9
6
7
10
6
12
8
7
12
11
STEEL COLUMN
RIGHT SIDE ELEVATION

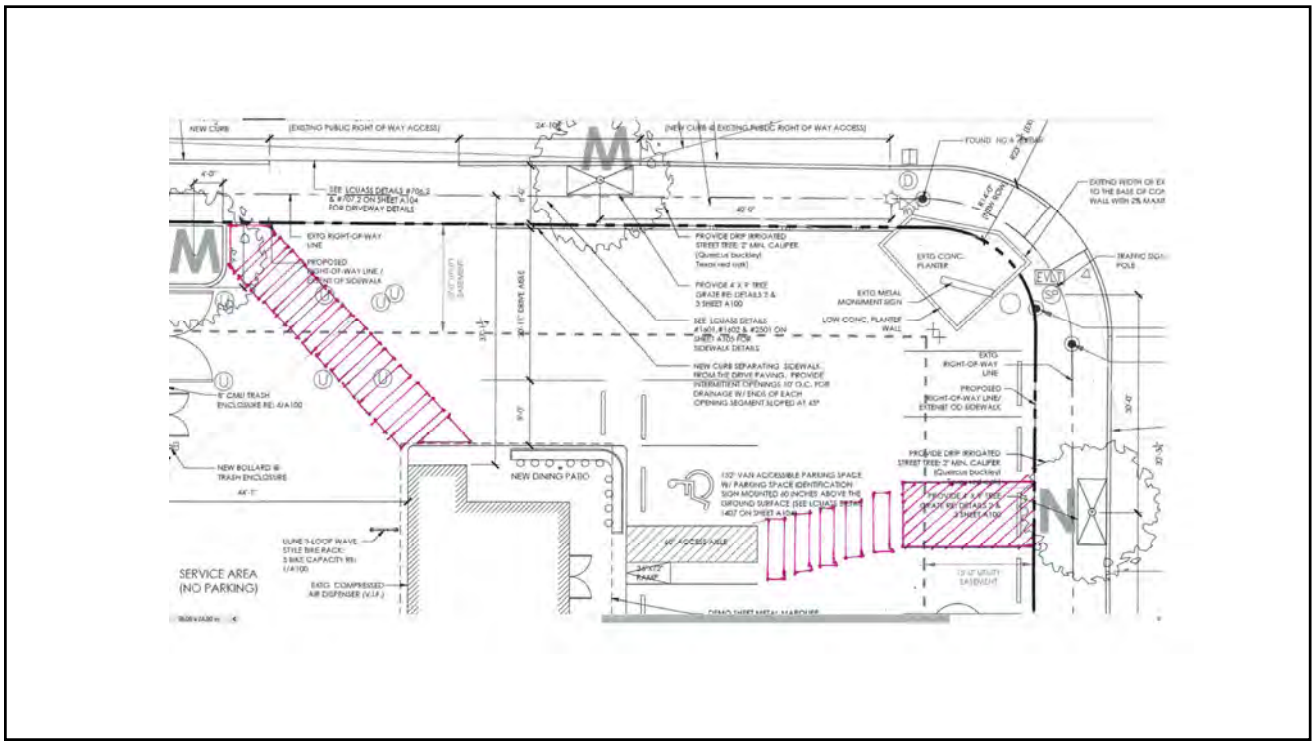
11


BROTHERS BBQ 6TH AVE
AERIAL PHOTO
N
E. 6TH AVENUE
N. WASHINGTON STREET
Brothers
BBQ
19' Aisles
17' Stalls

12

Brothers BBQ
Google Earth

13


NEW CURB
(EXISTING PUBLIC RIGHT OF WAY ACCESS)
(NEW CURB @ EXISTING PUBLIC RIGHT OF WAY ACCESS)
FOUND NO A 2" DISK
SEE LCUASS DETAILS #706.2 & #707.2 ON SHEET A104 FOR DRIVEWAY DETAILS
EXTD RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE / EXTENT OF SIDEWALK
PROVIDE DRIP IRRIGATED STREET TREE: 2" MIN. CALIPER. (Quercus bicolor) (Texas red oak)
PROVIDE 4' X 9' TREE GRATE RE: DETAILS 2 & 3 SHEET A100
SEE LCUASS DETAILS #1601, #1602 & #2501 ON SHEET A106 FOR SIDEWALK DETAILS
NEW CURB SEPARATING SIDEWALK FROM THE DRIVE PAVING. PROVIDE INTERMITTENT OPENINGS 10' O.C. FOR DRAINAGE IN / ENDS OF EACH OPENING SEGMENT SLOPED AT 45°
EXTD CONC. PLANTER
EXTD METAL MONUMENT SIGN
LOW CONC. PLANTER WALL
TRAFFIC SIGN POLE
EXTD RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE/ EXTENT OD SIDEWALK
PROVIDE DRIP IRRIGATED STREET TREE: 2" MIN. CALIPER. (Quercus bicolor)
PROVIDE 4' X 9' TREE GRATE RE: DETAILS 2 & 3 SHEET A100
8' CMU TRASH ENCLOSURE RE: A/A100
NEW BOLLARD @ TRASH ENCLOSURE
NEW DINING PATIO
132" VAN ACCESSIBLE PARKING SPACE W/ PARKING SPACE IDENTIFICATION SIGN MOUNTED 60 INCHES ABOVE THE GROUND SURFACE (SEE LCUASS DETAIL #407 ON SHEET A104)
60" ACCESS AISLE
24"X72" PAINT
15' UE UTILITY EASEMENT
DEMO SHEET METAL MARQUEE
LUNE'S LOOP WAVE STYLE BIKE RACK: 3 BIKE CAPACITY RE: L/A100
EXTD COMPRESSED AIR DISPENSER (V.I.F.)
SERVICE AREA (NO PARKING)
EXTEND WIDTH OF EX TO THE BASE OF CON WALL WITH 2% MAX
30'-0"
30'-0"
40'-0"
4'-0"
30'-0" DRIVE AISLE
9'-0"
3'-0"
20' UTILITY EASEMENT

14

501
COMING SOON!

15

UNLEADED
VELOPMENT
PROPOSAL
DER REVIEW
R THIS PROPERTY
536
221

16

17

17

18

18

City of Fort Collins

Planning & Zoning Board Hearing

9/17/2020

1

Origin of Brothers BBQ

Brothers BBQ started with two brothers, Chris and Nick O'Sullivan, and their love for BBQ. After traveling the country and stopping at every local BBQ joint they could find, the brothers returned to their hometown of Denver, CO. The city had grown into a melting pot of people from all regions of the country, and the brothers saw a need for a BBQ joint that could remind each customer of their favorite hometown BBQ no matter where they were from. Drawing from their favorite BBQ styles from Kansas City to Texas and Memphis to Carolina, the brothers created some of the best BBQ which is still served today in each Brothers BBQ location.

2

Brothers BBQ Company & Culture

Monaco & Leetsdale, Denver

6th & Washington, Denver

I-25 & Arapahoe, Greenwood Village

565 US-287, Broomfield

1st & Wadsworth, Lakewood

King Soopers, Castle Rock

Denver Intl. Airport, Gate A

Catering & Party Planning

Fort Collins coming soon!

3

Our Q

4

Fort Collins Restaurant

Mulberry St & Taft Hill Rd

5

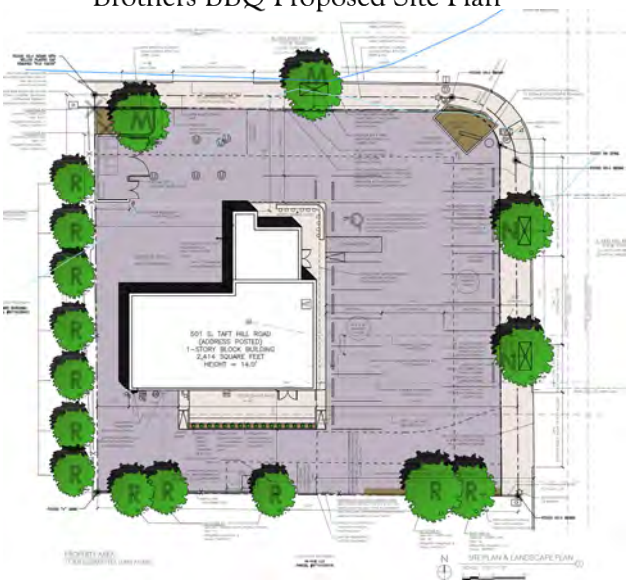
Previously Operating Gas Station

6

501 S Taft Hill Rd

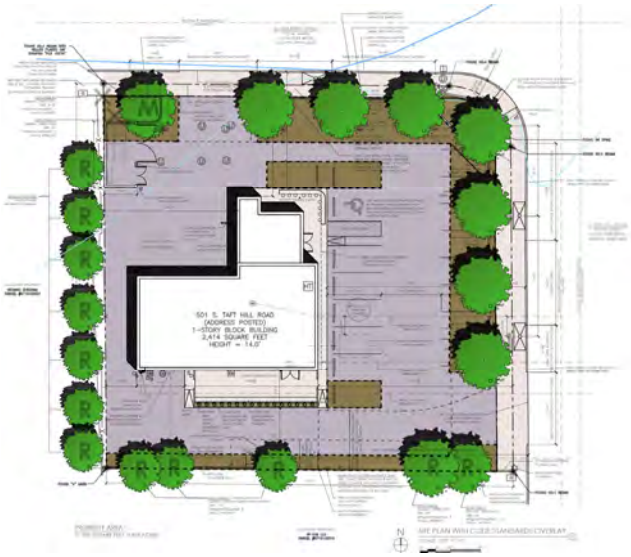
7

Brothers BBQ Proposed Site Plan



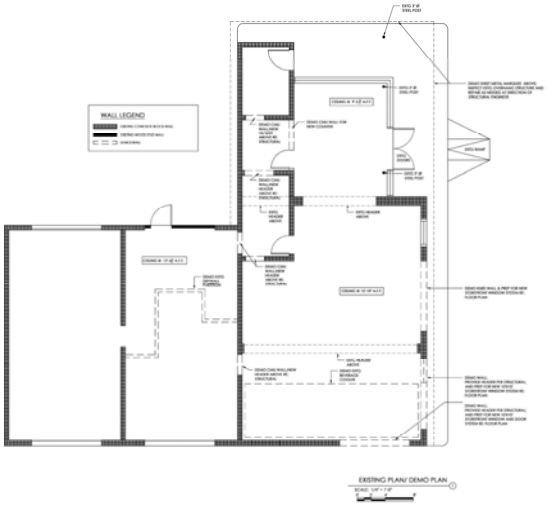
8

Site Plan – with Code Standards Overlay

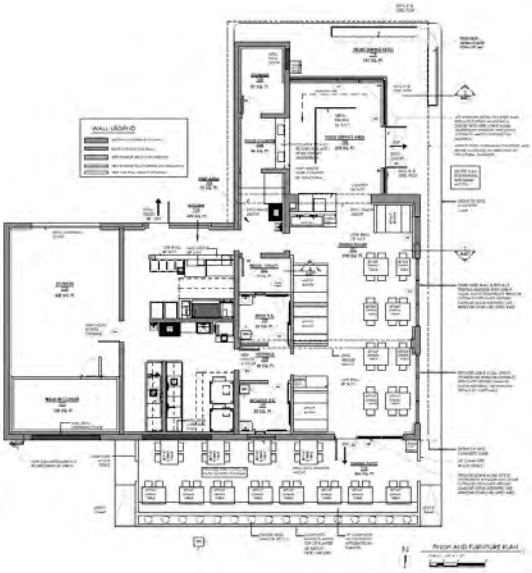


9

Existing Building Floor Plan



Proposed Building Floor Plan



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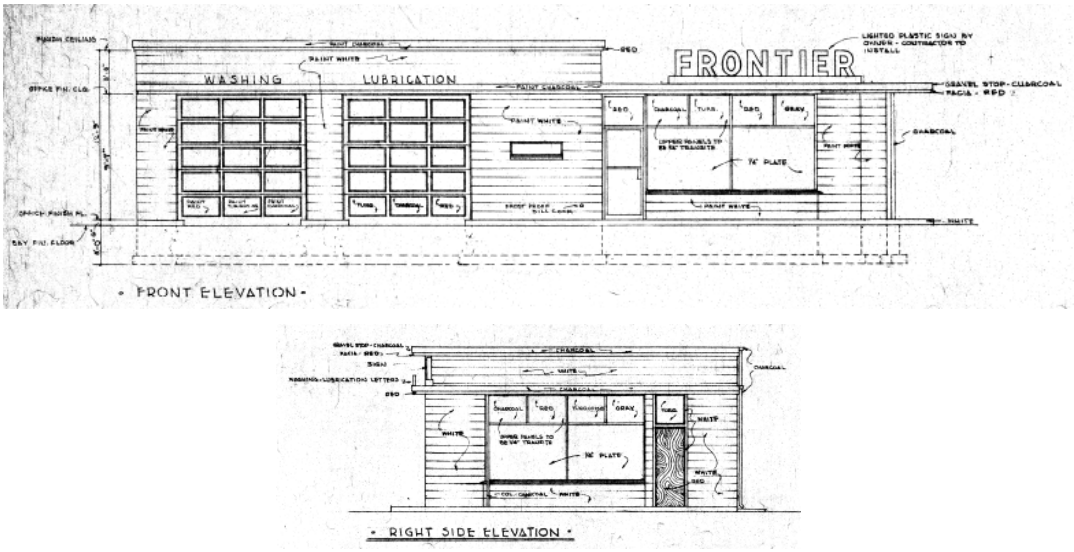
Historic Building Elevations



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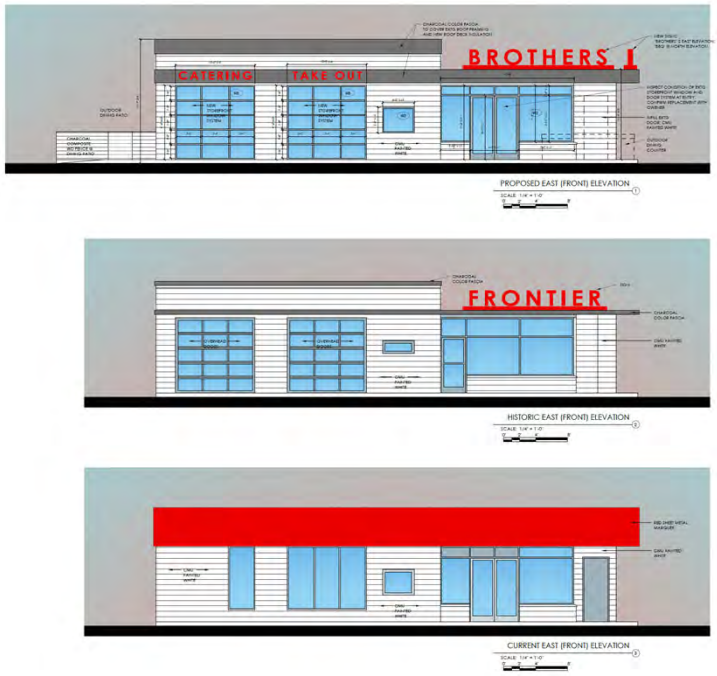
Proposed East Exterior of Building

Historic Building

Previously Operating Gas Station



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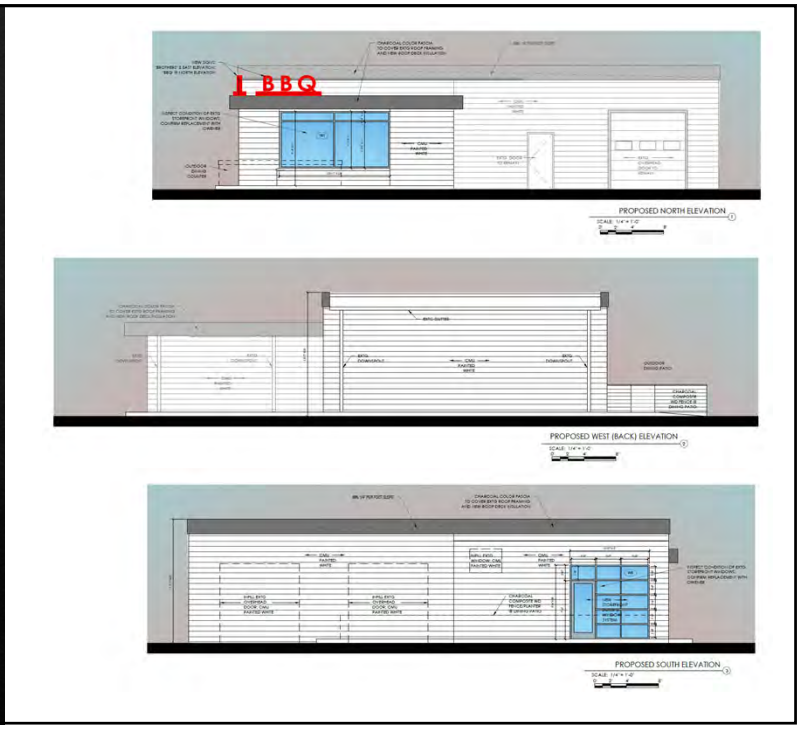
Proposed North Exterior

Proposed West Exterior

Proposed South Exterior



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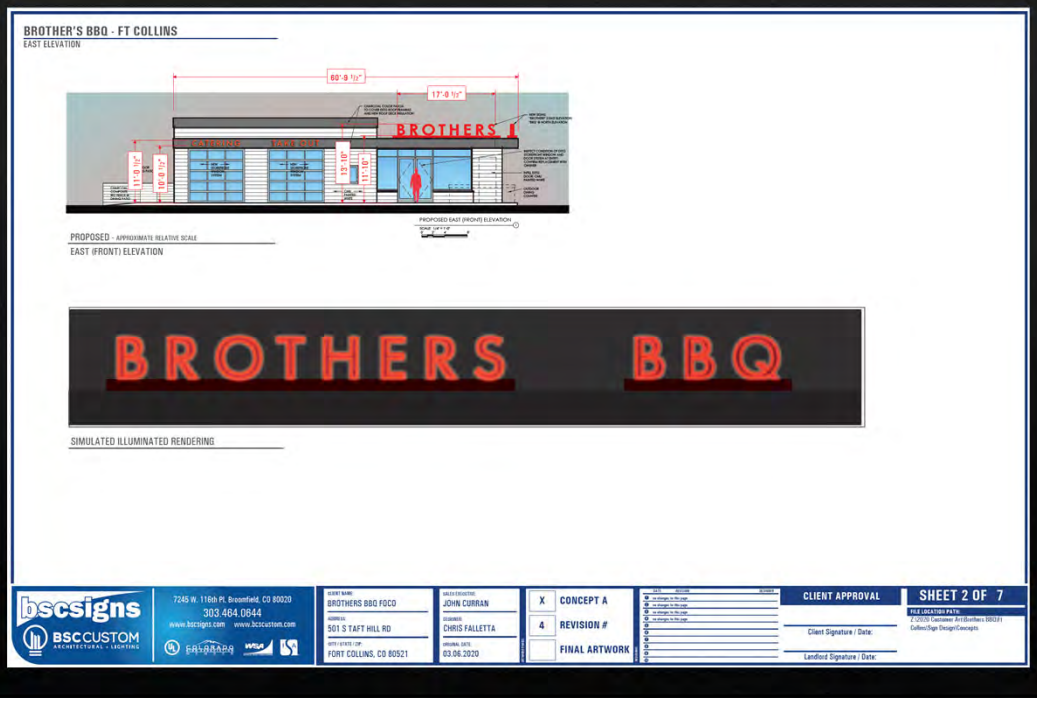

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Development Review Staff Report

Agenda Item 4

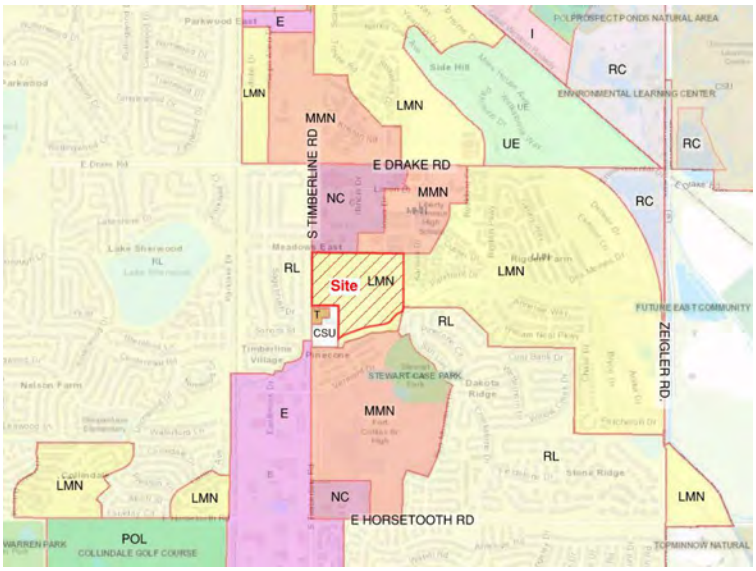
Planning and Zoning Board Hearing: September 17, 2020

Timberline Church Rezone, #REZ200002

Summary of Request

This is a request for a rezone of Lots 1-5 and Tract A of the Timberline Church Campus from Low Density Mixed-Use Neighborhood (L-M-N) to Medium Density Mixed-Use Neighborhood (M-M-N).The area proposed to be rezoned is approximately 32.79 acres. The applicant proposes the rezoning in order to support future infill housing on the site and enable higher density housing than would be allowed with the current L-M-N zoning.

Existing Zoning Map



Next Steps

At the Planning and Zoning Board hearing, the Board will make a recommendation to City Council. City Council would then consider a rezoning Ordinance.

Site Location

The Timberline Church Campus is located approximately 1,275 feet south of the intersection of Timberline and Drake Roads.

Petitioner

Bradley J. Florin
2908 S. Timberline Rd.
Fort Collins, CO 80525

Owner

Timberline Church
2908 S. Timberline Rd.
Fort Collins, CO 80525

Staff

Jason Holland, City Planner

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Recommendation

Approval with Conditions

1. Project Introduction

A. PROJECT DESCRIPTION

As noted in the applicant's submittal narrative, the rezoning to MMN is proposed in order to support future infill housing on the site and allow the potential for higher density housing than would be allowed with the current LMN zoning.

B. BACKGROUND & CONTEXT

The 32-acre Timberline Church Campus PUD was first approved in 1999. The approval included two building phases. The first phase was completed and includes the main church building and related parking on the site. A second building phase and parking was envisioned, but never constructed, along the east and southeast portions of the site. The Foothills Channel is located along the south property boundary.

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning	Rigden Farm Neighborhood Center (NC)	Pinecone Apartments PUD (MMN)	The Willow at Rigden Farm (LMN)	Meadows East (RL)
Land Use	Commercial	Multi-family	Single family attached and detached houses	Single family detached houses

C. OVERVIEW OF MAIN CONSIDERATIONS

Five criteria govern the review and findings for proposed amendments to the zoning map. These criteria can be paraphrased as 'consistent with the comprehensive plan'; 'warranted by changed conditions'; 'compatible with surrounding uses'; 'impacts to the natural environment'; and 'a logical and orderly development pattern'. These criteria are explained and evaluated in the staff analysis section of this report.

The Timberline Church Campus could be a suitable location for densities that are higher than LMN, while still maintaining compliance with the Structure Plan and meeting City Plan Principles and Policies. The property's close proximity to the Rigden Farm Neighborhood Center meets the purpose of the MMN zone district, which is intended to locate higher density housing in close proximity and with good multi-modal access to a Neighborhood Center. The neighborhood center also provides access to a high-frequency transit hub. The MMN zone is considered a bridging zone district, concentrating density near services and transit by locating MMN near/adjacent to the NC zone, with the MMN zone providing a transition and link between these areas and surrounding lower density LMN areas.

Compatibility with surrounding land uses is also a main consideration. The proposed MMN zoning could be compatible with existing surrounding land uses, however there are different land use code standards for the LMN and MMN zones which would affect the overall size and scale of multifamily buildings. Staff analysis of potential compatibility concerns and the conditions proposed are discussed in detail in Section 5 of this report. The proposed MMN rezoning could allow an increase in housing density at a location near transit and services, while the recommended conditions of approval address policies that encourage compatibility by considering the context and surrounding characteristics of the site. The conditions focus on the scale of multifamily buildings and achieving compatibility and appropriate transition within the neighborhood context surrounding the property.

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D. NEIGHBORHOOD MEETING

Neighborhood meetings are not required for amendments to the zoning map but can be held for rezoning proposals of known controversy and/or significant neighborhood impacts. A neighborhood meeting was not held for the proposed rezoning because there is no known controversy or significant neighborhood impacts related to the proposed rezoning.

E. PUBLIC COMMENTS

No public comments have been received. Any comments received prior to the Planning and Zoning Board hearing will be forwarded to the board for consideration.

2. Land Use Code Article 2 Procedural Standards

1. Conceptual Review – CDR180026

A conceptual review meeting is not required for the rezoning, but is required for a future Project Development Plan (PDP). A conceptual review meeting was held on May 7, 2018.

2. Petition – REZ200002

The petition was submitted on May 22, 2020.

3. Neighborhood Meeting

Neighborhood meetings are not applicable for amendments to the zoning map, except that, with respect to a quasi-judicial map amendments only (rezonings under 640 acres), the Director may convene a neighborhood meeting to present and discuss a proposal of known controversy and/or significant neighborhood impacts. No neighborhood meeting was held for this rezone.

4. Notice (Posted, Written and Published)

Posted Notice: June 10, 2020, Sign # 547

Note: According to Section 2.2.6(B) of the Land Use Code, a posted development review sign shall be posted within fourteen (14) days following the submittal of a development application. The deadline for this proposal to meet the fourteen (14) day requirement was June 5, 2020. The posted notice was not posted within the fourteen (14) day timeframe due to staff oversight. Once staff identified the development review sign had not been posted, the issue was corrected, and the sign was posted as soon as possible. Given that the written and published notice were provided in accordance with the standards outlined in Article 2, and the sign has been posted since June 10, 2020, staff finds that the affected property owners have received adequate notice.

Written Hearing Notice: September 3, 2020, 529 addresses mailed.

Published Hearing Notice: September 6, 2020, Coloradoan Confirmation #0004363413

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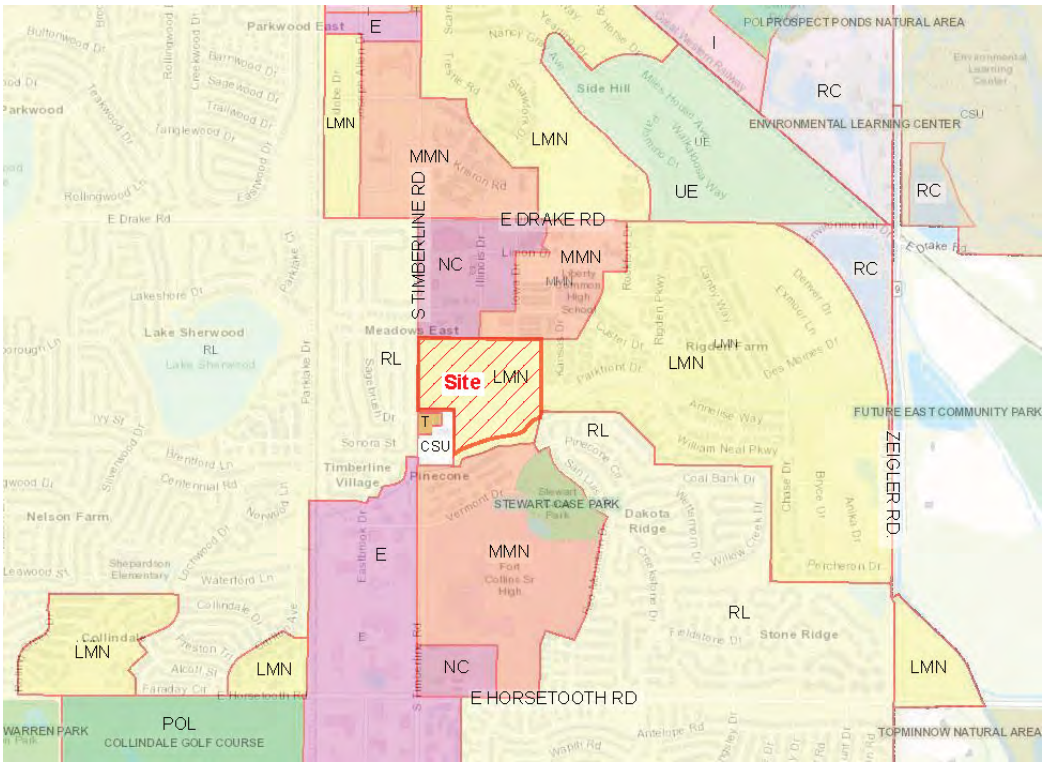
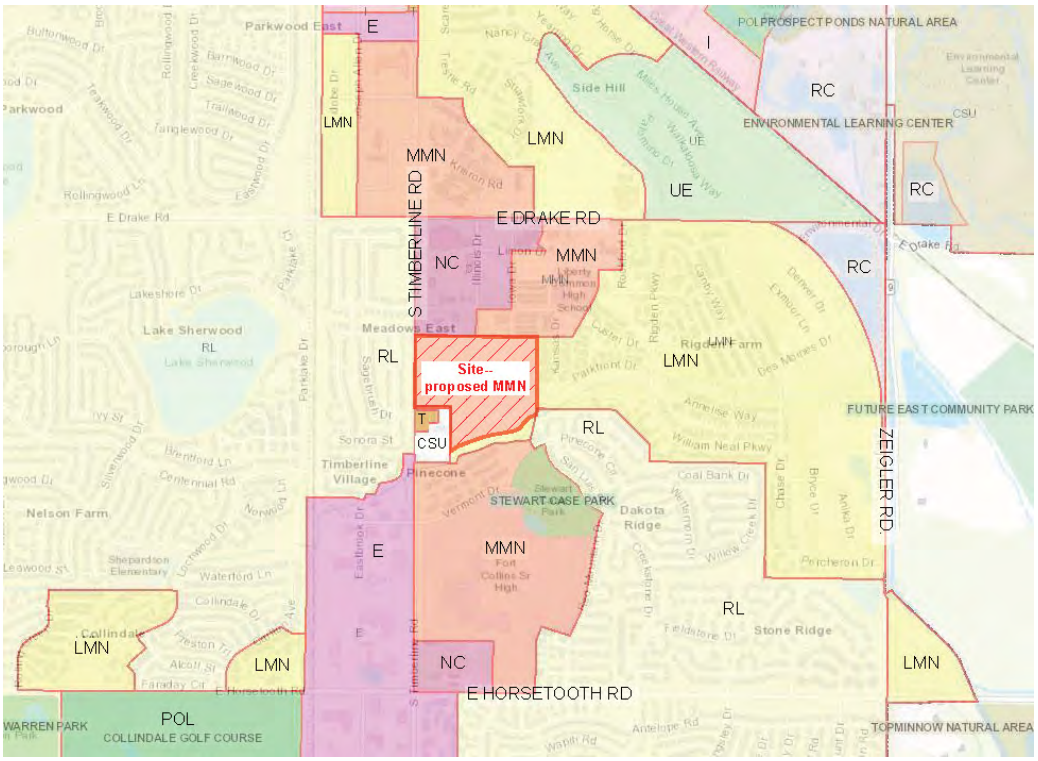
Existing Zoning Map:



Proposed Zoning Map:



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Site Context – Proposed 10-acre Housing Infill Area

The original plan for the 32.79-acre Timberline Church Campus, which envisioned a second building phase for a maximum 3,500-person seating capacity, is no longer proposed. Currently, the campus includes vacant land to the east and surplus parking, with a total of 1,293 parking spaces on the property. The image above indicates the infill area, hatched in red, which is approximately 10.2 acres. This is the area of the site which would likely be redeveloped for infill housing.

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3. Article 2 – Rezoning Standards

A. DIVISION 2.9 – AMENDMENT TO ZONING MAP

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
2.9.2 – Applicability	Only the Council may, after recommendation of the Planning and Zoning Board, adopt an ordinance amending the Zoning Map in accordance with the provisions of Division 2.9.	Complies
2.9.3 – Initiation	An amendment to the Zoning Map may be proposed by the Council, the Planning and Zoning Board, the Director or the owners of the property to be rezoned.	Complies
2.9.4 – Text and Map Amendment Review Procedures	In order to approve a proposed rezoning of 640 acres of land or less (quasi-judicial) the decision maker must find that it satisfies the following criteria: The proposed amendment is: Criterion 1: consistent with the City Comprehensive Plan (City Plan); and/or Criterion 2: warranted by changed conditions within the neighborhood surrounding and including the subject property. The Planning and Zoning Board and City Council may consider the following additional factors: Criterion 3: whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land; Criterion 4: whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and natural functioning of the environment; Criterion 5: whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.	Complies, with Conditions of Approval Recommended

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B. Criterion 1: Consistency of the proposed rezoning to MMN with the City's Comprehensive Plan (City Plan)

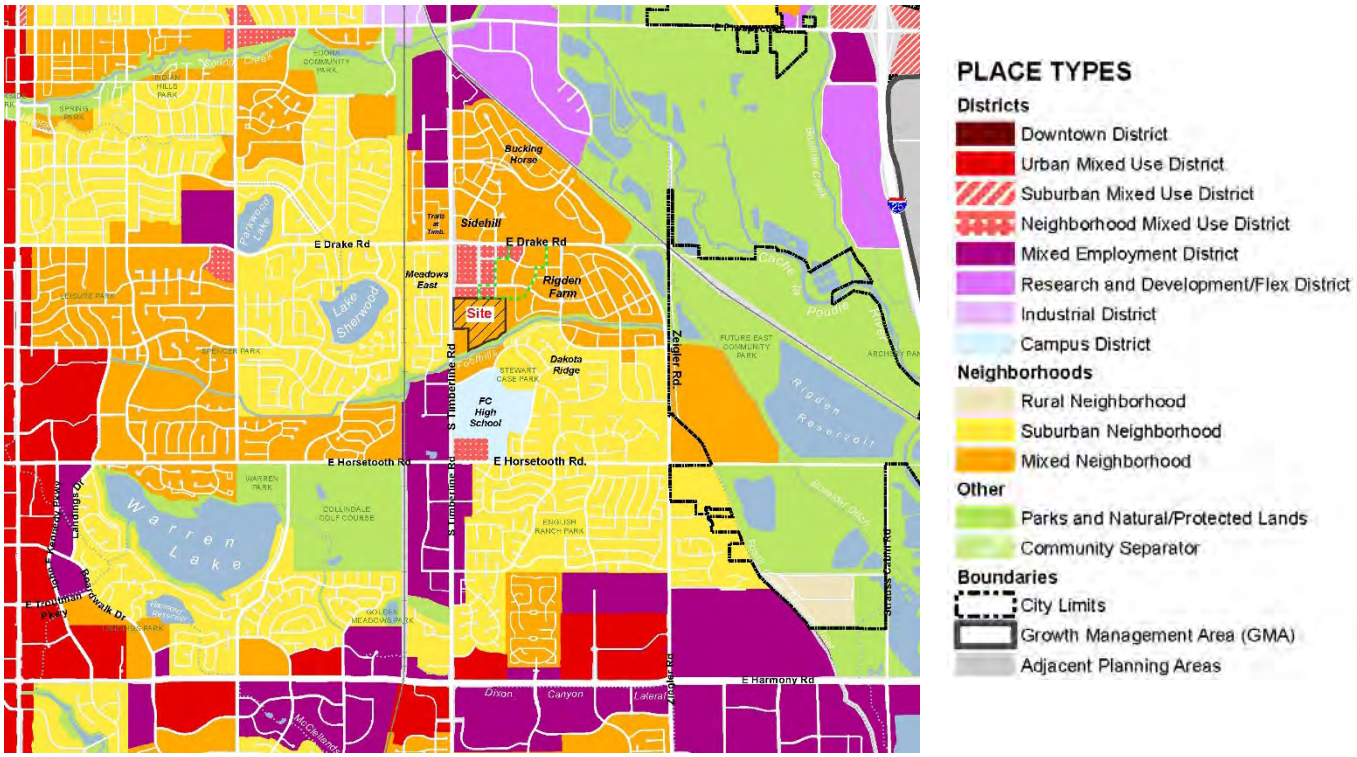
City Plan provides guidance that principles and policies contained in City Plan—together with the Structure Plan—are used to guide future growth and development. The Structure Plan map is used to help implement the principles and policies in City Plan, guiding where and how growth occurs.

1. Compliance with the City Structure Plan Map:

Background:
The Structure Plan map serves as a blueprint for the desired future development pattern of the community, illustrating how the community will grow and change over time with a focus on the physical form and development pattern of the community.

The Structure Plan Map includes place types—or land use categories—which provide a framework for the ultimate buildout of Fort Collins. These place types provide a policy structure that can apply to several specific zone districts within each place type by outlining a range of desired characteristics. Thus, staff analysis of this rezoning considers the compliance of the proposal with the characteristics of the Structure Plan place type in addition to an analysis of the specific zone district proposed (MMN).

Timberline Church Campus:
The Structure Plan Map includes 13 land use place types, with 5 of the place types considered priority areas where the full infill or redevelopment of these areas has not been realized. The proposed Timberline Campus rezoning is within the **Mixed-Neighborhood place type**, which is one of the five priority land use areas included in the Structure Plan. The Mixed-Neighborhood place type is the overlying land use designation for both the LMN and MMN zone districts. Because of this, the proposed rezoning from LMN to MMN is consistent with the Structure Plan Map.



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2. Compliance with Structure Plan Mixed-Neighborhood Place Type Characteristics:

Page 98 of City Plan describes the characteristics and considerations of the Mixed-Neighborhood place type which applies to both the LMN and MMN zone districts. The intent of the characteristics is to guide growth of infill and redevelopment, describe the intended types of land uses, and describe development intensities to encourage within the Mixed-Neighborhood place type. The list of characteristics and guidelines noted in City Plan for the Mixed-Neighborhood place type are provided below along with staff comments:

a) Mixed-Neighborhood Land Uses:

Principal Land Uses in the Mixed-Neighborhood place type: Single-family detached homes, duplexes, triplexes and townhomes.

Supporting Land Uses in the Mixed-Neighborhood place type: ADUs, small scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, places of worship.

- Supporting land uses include "small scale multifamily buildings." There are different land use code standards for the LMN and MMN zones which would affect the overall size and scale of multifamily buildings. Because of this, the conditions of approval included with this staff report focus on the scale of multifamily buildings and achieving compatibility and appropriate transition within the neighborhood context surrounding the property.

b) Mixed-Neighborhood Density:

Between five and 20 principal dwelling units per acre, typically equates to an average of seven to 12 dwelling units per acre.

Overall density within the Mixed-Neighborhood place type around the property is as follows:

Projects in the Mixed-Neighborhood Placetype:	Total acres:	Maximum Density:
Pinecone Apartments	15 acres	12.89 units/acre
Rigden Farm LMN	215 acres	8.9 units/acre
Rigden Farm MMN	24 acres	21.4 units/acre
Mixed-Neighborhood Totals:	**254**	**14.4 units/acre**

- Existing development in the area complies with the Land Use Code standards for the LMN and MMN developments, however some existing development in the area is above the density range and typical average noted in City Plan for the Mixed Neighborhood place type.

c) Mixed-Neighborhood Place type – Location, Integration and Transition for Multifamily in Existing Neighborhoods:

Location of larger townhome or multifamily developments into existing single-family neighborhoods should generally be limited to edge or corner parcels that abut and/or are oriented toward arterial streets or an adjacent Neighborhood Mixed-Use District where transit and other services and amenities are available.

- The intent of this guideline is to avoid situations where larger scale multifamily developments are located in the middle of existing single-family neighborhoods and to reinforce the policy to have higher density housing in close proximity to shopping and services. While MMN is proposed for the Timberline Church Campus, the location is somewhat unique. The MMN housing area proposed doesn't have frontage directly on an arterial street, and it does not directly abut the commercial Neighborhood Center to the north. However, the proposed MMN housing could be integrated with and oriented to the Neighborhood Center with a private street and pedestrian connections.

d) Mixed-Neighborhood Place type -- Access and Proximity to a Neighborhood Center:

New development in Mixed-Neighborhood in place type should be located within walking/biking distance of services and amenities, as well as high-frequency transit, with the Neighborhood Center providing these services as the focal point within Mixed-Neighborhoods.

- The property is located in close proximity to the Rigden Farm Neighborhood Center to the north.

- Timberline Church Campus could be a suitable location for densities that are higher than LMN, while still maintaining compliance with the Structure Plan and meeting City Plan Principles and Policies. One of the most important considerations for higher density housing is to be located in close proximity and with good multi-modal access to a Neighborhood Center. The proposed Timberline Church housing infill location meets these characteristics, which are described in both City Plan as well as in the purpose statements for the MMN zone district.

- The neighborhood center provides higher frequency bus service routes along Drake and Timberline consistent with the Transportation Master Plan.

e) Mixed-Neighborhood Place type considerations:

Utilizing "small scale multifamily buildings" as a supporting land use.

Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.

- Because higher LMN densities have been constructed abutting the property to the east, and MMN exists to the south, a rezoning to MMN could be warranted, with conditions of approval recommended to address this guideline. An analysis of the Land Use Code requirements for LMN and MMN is provided Section 5 of the staff report, along with recommended conditions of approval, with a focus on the two considerations described above for the Mixed Neighborhood place type.

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3. Compliance with City Plan Principles and Policies:

City Plan provides guidance that the Structure Plan is not intended to be used as a stand-alone tool; rather, it should be considered in conjunction with the accompanying principles, goals and policies contained in City Plan as a tool to guide future growth and development.

OUTCOME AREA "LIV" -- NEIGHBORHOOD LIVABILITY AND SOCIAL HEALTH – Managing Growth: These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area.

PRINCIPLE LIV 2: Promote Infill and Redevelopment:

POLICY LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES
Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: Infill of existing surface parking lots—particularly in areas that are currently, or will be, served by bus rapid transit (BRT) and/or high-frequency transit in the future.

PRINCIPLE LIV 3: Maintain and enhance our unique character and sense of place as the community grows:

POLICY LIV 3.1 - PUBLIC AMENITIES
Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind …such as plazas, pocket parks, patios, children's play areas, sidewalks, pathways…

POLICY LIV 3.5 - DISTINCTIVE DESIGN
…Development should not consist solely of repetitive design that may be found in other communities.

POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT
Ensure that all development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area.

PRINCIPLE LIV 4 – Enhance neighborhood livability

POLICY LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT
Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by: Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood; Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

Principle LIV 5 – Create more opportunities for housing choices.

POLICY LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT
Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

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Staff Comments Related to City Plan Principles and Policies:

- The proposed rezoning of the Timberline Campus to the MMN zone district is requested in order to provide higher density infill housing than what is permitted with the property's current LMN zoning.

- The MMN zone has long been considered a bridging zone district, concentrating density near services and transit by locating MMN near/adjacent to the NC zone, with the MMN zone providing a transition and link between these areas and surrounding lower density LMN areas. High frequency bus routes are currently provided at the Rigden Farm Neighborhood Center. The proposed rezoning could support higher density and better leverage the adjacent Neighborhood Mixed Use/Activity Center Area, with conditions recommended to address City Plan principles and policies.

- City Plan policies could be met with either MMN or LMN zoning. The proposed MMN rezoning, with the recommended conditions of approval would meet these policies better by allowing an increase in density at a location near transit and services, while the recommended conditions of approval address policies that encourage compatibility by considering the context and surrounding characteristics of the site.

- Because higher LMN densities have been constructed abutting the property to the east, and MMN exists to the south, a rezoning to MMN could be warranted, with conditions of approval recommended to address City Plan policies.

C. Criterion 2: and/or Warranted by changed conditions within the neighborhood surrounding and including the subject property.

- The proposed rezoning is supported by changed conditions, within the subject property as well as the surrounding neighborhood.

- The Timberline Church development plan was first approved in 2000 and opened in 2002. Since that time, the majority of the 303-acre Rigden Farm development to the north and east of the Timberline Campus has been developed, with construction beginning in 2000. This includes all of the 23-acre Neighborhood Center (N-C) zone district to the north, 24-acres in the Medium Density Mixed Use Neighborhood (M-M-N) zone district and 215 acres in the Low Density Mixed-Use Neighborhood (L-M-N) zone district.

    - Constructed in 1993, Pinecone Apartments to the south are 12.89 units per acre and are located in the MMN zone district.

    - Average housing density in the Rigden Farm MMN area is approximately 21.4 dwellings per gross acre. There is no maximum permitted density in the land use code for the MMN zone district.

    - Average housing density in the Rigden Farm LMN area is approximately 9 dwellings per gross acre. The maximum permitted density in the LMN zone district is 9 dwellings per gross acre and 12 dwellings per gross acre for affordable housing developments.

- Additionally, Rigden Farm is a phased development plan. LMN areas within phased developments are allowed to concentrate densities within portions of the overall plan, provided that the overall density does not exceed 9 units per gross acre, and provided that no phase is greater than 12 units per gross acre. The Rigden Farm LMN zoning area utilizes this density range by providing lower density phases to the east and higher density phases to the west. Densities in the east portion of Rigden Farm, near Zeigler Road are in the 4 unit per gross acre range.

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- Approved in 2002, the Willow housing development is located adjacent to the east of the proposed Timberline Church Campus, within the Rigden Farm LMN zone district. Overall density for the Willow is 10.47 dwellings per gross acre.

- Five notable conditions have changed in the area since the Timberline Church Campus was originally constructed, all of which support a change in zoning to MMN:

  1) The Rigden Farm Neighborhood Center has been constructed which provides a mix of commercial uses that are within walking distance of the Timberline Church Campus.
  2) Higher density housing has been constructed to the north and east within Rigden Farm -- with higher densities concentrated on the perimeter of the Neighborhood Center.
  3) High Frequency bus transit is provided in the area, with the Neighborhood Center serving as a transit hub.
  4) Improvements to the Drake/Timberline intersection have been constructed.
  5) The original plan for the Timberline Church Campus, which envisioned a second building phase for a maximum 3,500-person seating capacity, is no longer proposed. This would have required 875 parking spaces on the site. Actual peak seating capacity for the church is currently 1,844 seats, with a peak parking requirement of 461 parking spaces. Currently, the Campus includes vacant land to the east and surplus parking, with a total of 1,293 parking spaces on the property.

D. Criterion 3: Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land.

The proposed MMN zoning could be compatible with existing surrounding land uses. Staff is proposing conditions of approval to further ensure compatibility. Staff analysis of potential compatibility concerns and the conditions proposed are discussed in detail in Section 5 of this report.

1. Existing Uses North of the Property:

The proposed MMN zoning is compatible with the commercial uses and higher density housing located adjacent to the north. The property is located in close proximity to the existing Neighborhood Center, which is consistent with the intent of MMN zoning.

2. Existing Uses South of the Property:

The existing Meadows East single-family development to the southeast is buffered by the perimeter storm drainage and the Foothills Channel. Existing mature trees are located along the edge of the channel near the rear property lines of the Meadows East homes. Stewart Case Park and Rendezvous Trail are located in this area, which provide an appropriate buffer and transition to the Meadows East neighborhood. The existing buffer, drainage areas and existing trees in this are provide a compatible transition from the proposed MMN zone to these existing uses.

3. Existing Uses East of the Property:

The Willow at Rigden Farm is located adjacent to the property to the east. The Willow development's overall LMN density is near the highest maximum allowable LMN density at 10.47 units per gross acre. The Willow includes single-family attached buildings, with 12 units per building that are two stories in height. These

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buildings face west towards the Timberline Church Campus and are in close proximity to the property. Conditions of approval are recommended to provide a transition in this area, discussed in Section 5 of the staff report.

4. Existing Uses West of the Property:

South Timberline Road is located along the west boundary of the property, which provides an appropriate buffer and transition to the Meadows East single-family neighborhood to the west.

E. Criterion 4: Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.

- The proposed rezone to MMN is not anticipated to have significant impacts to the natural environment.
- The Foothills Channel represents a significant habitat feature adjacent to the proposed infill housing. This habitat feature requires protection regardless of whether the development is rezoned. Additionally, code requirements for stormwater detention and water quality treatment are not affected by the rezoning.

F. Criterion 5: Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed MMN infill housing area would represent a logical and orderly development pattern which reflects the unique context of the site:

- The Rigden Farm neighborhood to the east (zoned LMN), provides a range of LMN densities, with higher density LMN development provided adjacent to the Timberline Church Campus, serving as a logical transition to MMN zoning on the subject property. The proposed MMN zoning provide a more logical development pattern than the LMN zoning, provided that the conditions of approval are put in place to provide a compatible transition per City Plan.
- The Foothills Channel, existing drainage and stormwater detention areas to the east and south provide a buffer transition.
- Because the proposed infill housing area is located within close proximity to the existing Neighborhood Center, and it can be integrated into the surrounding neighborhoods' street and pedestrian networks, the proposed infill housing area could achieve a higher density while meeting the purpose of the MMN zone, as described in Division 4.6(A) of the Land Use Code. The MMN district is intended to:

  "…be a setting for concentrated housing within easy walking distance of transit and a commercial district."

  "…form a transition and a link between surrounding neighborhoods and the commercial core with a unifying pattern of streets and blocks."

  The MMN zone "is intended to function together with surrounding low density neighborhoods [typically the L-M-N zone district] and a central commercial core [typically an N-C or C-C zone district]. The intent is for the component zone districts to form an integral, town-like pattern of development, and not merely a series of individual development projects in separate zone districts."

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Aerial Context Map

The image below indicates the housing infill area, hatched in red, which is approximately 10.2 acres. Although the entire 32.79-acre property is proposed to be rezoned, the 10.2-acre area is the portion of the site which would likely be redeveloped for infill housing. Conditions of approval are proposed for this area.

The original plan for the Timberline Church Campus envisioned a second building phase north of the existing church building. This church phase is no longer proposed. Peak seating capacity for the church is currently 1,844 seats, with a peak parking minimum requirement of 461 parking spaces. Currently, the Campus includes vacant land to the east and surplus parking, with a total of 1,293 parking spaces on the property. The parking lot's outer perimeter drive aisle is shown below with a dashed blue line. This drive aisle could be converted to a private street with sidewalks and street trees.

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4. Staff Analysis of Compatibility and Conditions of Approval

A. Overview

The redevelopment area for the Timberline Church Campus is likely to be higher density housing located along the east and southeast portion of the property, which is approximately 10.2 areas. This area is shown on Exhibit A. The shape and orientation of this redevelopment area could allow large 3-story building footprints to be placed end-to-end along the outer edge of the existing church parking lot. This could lead to an inappropriate size and scale of the redevelopment in comparison to the surrounding developments.

1. Characteristics of the subject property which could lead to compatibility issues with MMN buildings:

- Long, linear shape of the redevelopment area;
- Lack of public streets surrounding the redevelopment area;
- Open, unrestricted views towards the property from the Willow development to the east and;
- Existing size and scale of nearby buildings in comparison to the MMN zone, which has few restrictions to limit the overall size of multifamily buildings.

2. Characteristics of the subject property and surrounding area which support MMN zoning:

- The property abuts existing MMN developments to the north and south of the church property, including the Pinecone Apartments to the south and Brooklyn Townhomes to the north.
- LMN housing to the east in Rigden Farm is near the highest permitted density in the LMN zone (12 units per acre is permitted within a phased development). The Willow development adjacent to the east is 10.47 dwellings per acre.
- The Foothills Channel and stormwater detention areas to the south and southeast help provide a buffer transition.
- Recognizing these characteristics should allow a greater opportunity to meet City Plan housing objectives with a density greater than what would be allowed with LMN, while providing limitations to achieve an appropriate transition to surrounding properties.

B. Summary of Compatibility Topics Discussed in City Plan and the Land Use Code

1. The following strategies promote compatibility by addressing City Plan Mixed Neighborhood Placetype Characteristics:

a. Utilizing “small scale multifamily buildings” per the per the Mixed Neighborhood place type

b. Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.

2. The following strategies promote compatibility by addressing City Plan Principles and Policies:

a. Utilize building materials, architectural details, color range, building massing, and relationships to streets and sidewalks that are tailored to the surrounding area.

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b. Incorporate context-sensitive buildings and site features (e.g., similar size, scale and materials);
c. Continue established block patterns and streets to improve access to services and amenities from the adjacent neighborhood;
d. Locate parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.
e. Design streets as public amenities with the comfort and enjoyment of pedestrians in mind.
f. Design the development to distinctive, not consisting solely of repetitive design.

3. Elements of Compatibility Discussed in the Land Use Code

The Land Use Code includes a definition of compatibility:

Compatibility shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

C. Analysis of Development Characteristics Related to Compatibility

When considering compatibility topics, the following tables focus on elements of size and scale for multifamily buildings, both near the property as well as examples of larger multifamily developments.

1. Multi-family and Attached Housing Located Around the Property:

Name and distance from property	Building length	Stories	Height to roof peak	Height to eave	Dwellings per building	Housing type	Max. Density DU/gross acre	Zone
Brooklyn Rowhouses 20 ft.	234 ft	2	35 ft	25 ft	11 max	multifamily	24.3	M-M-N
The Willow at Rigden, 30 ft.	150 ft	2	30’ – 3”	20 ft	12 max	Single family attached	10.47	L-M-N
Pinecone Apartments 100 ft.	150 ft, 106 ft, 80 ft	3	33 ft	26 ft	24, 15, 12	multifamily	12.89	M-M-N
The Colony at Rigden 90 ft.	174 ft	3	40 ft	29 ft	24	multifamily	18.5	M-M-N

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2. Examples of Larger-scale MMN Multi-family Developments with Blocks of Streets:

A typical MMN multifamily development with larger scale buildings includes a network of public streets surrounding the multifamily buildings, creating blocks surrounded by streets which provide separation and a land use transition. Example characteristics of MMN developments with larger building footprints generally contained within a network of streets are provided in the table below.

Name and distance from property	Building length	Stories	Height to roof peak	Height to eave	Dwellings per building	Housing type	Max. Density DU/gross acre	Zone
Sidehill, 1,600 ft.	182 ft	3/ with step-down at ends	50 ft, 38 ft at ends	28 ft, 19 ft at ends	20	multifamily	9.56 (includes some SF)	M-M-N
Trails at Timberline, 1,900 ft.	222 ft, 209 ft, 150 ft, 89 ft	3	46 ft	29 ft	24, 18, 12	multifamily	17.5	M-M-N
Caribou Apartments, 5,500 ft.	315 ft, 250 ft, 187 ft	3/ with 2 story at ends	40 ft, 29 ft at ends	30 ft, 19 ft at ends	44, 32, 20	multifamily	17.9	M-M-N
Harmony 23 12,500 ft.	268 ft, 222 ft, 187 ft	3	39' – 5"	30 ft	36, 36, 24	multifamily	14.7	H-C

D. Recommended Conditions of Approval:

1) Within the Infill Area shown on Exhibit A, the maximum allowable building height shall be 40 feet to the roof peak, and the maximum allowable eave height shall be 30 feet as measured to the face of the soffit.
2) Within the Infill Area shown on Exhibit A, the maximum allowable building length shall not be more than 200 feet. For any building longer than 150 feet, all end units shall step down to two stories and shall have a maximum eave height of 22 feet and a maximum height to the roof peak of 29 feet, as measured to face of the soffit.
3) Within the Infill Area shown on Exhibit A, at least two east/west pedestrian connections shall be provided, and one of these connections shall be to the Rendezvous Trail.
4) Within the Infill Area shown on Exhibit A, a building and parking setback, not less than 30-feet in width, shall be provided along the east property line bordering the Willow development.

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E. Comparison of LMN and MMN Code Requirements, and related Conditions of Approval

- The proposed MMN zoning could be compatible with the nearby LMN and RL uses subject to the conditions of approval recommended to tailor the MMN zoning of the property to the context. These conditions focus on the size and scale of multifamily buildings because the MMN zone has no specific limitations that regulate the size and overall coverage of a multifamily building footprint.

- When considering the Land Use Code differences between what is allowable in the LMN zone compared to the MMN zone, a comparison of standards related to compatibility are summarized with the following table. Conditions of approval are summarized in the table which relate to compatibility characteristics noted in City Plan.

- These standards relate to:

  1) Building coverage; building size, height, bulk, mass and scale
  2) Pattern of streets, outdoor spaces, and pedestrian circulation
  3) Parking and buffer transitions along shared property lines

Code Standard	LMN Requirement	MMN Requirement	Recommended Condition of Approval	Compatibility Topic Addressed
Maximum Density (based on gross acres of the residential development)	LMN: 9 units/acre overall, and 12 units maximum per phase; 12 units/acre if affordable housing	MMN: No maximum Minimum average density: 7 units/acre for developments 20 aces or less; 12 units/acre if over 20 acres	None.	Addressed with conditions 1 and 2 that limit the overall length and height of the buildings.
Limit on number of units per building	LMN: Yes – maximum of 12 dwelling units per building	MMN: No maximum	None.	
Maximum building height of one, two and three-family dwellings	LMN: 2.5 stories	MMN: 3 stories	None.	
Maximum Building Height for Multi-family	LMN: 3 stories	MMN: 3 stories	None.	

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Code Standard	**LMN Requirement**	**MMN Requirement**	**Recommended Condition of Approval**	**Compatibility Topic Addressed**
Maximum height for each residential story, and maximum building height to roof peak	• 12' – 8" for each story, which equals 38 feet from the finish floor to ceiling of the 3rd floor • No maximum, but "Special Review" required if roof peak is over 40 feet.		**Condition 1:** 40 feet maximum building height to roof peak. Maximum eave height of 30 feet.	Provides a height transition from the 2-story Willow homes to the east, which are 30'-3" max height to the roof peak and 20' eave height. Per City Plan Mixed Neighborhood place type, provides transition in building height, massing and form.
Special Building Height Restrictions	LMN: Multifamily buildings with a setback of less than 50 feet facing a street or single- or two-family dwellings shall minimize the impact on the adjacent single- or two-family dwelling property by reducing the number of stories and terracing the roof lines over the occupied space.	None.		
Special Height Review	Both LMN and MMN: Yes – required for buildings that exceed 40 feet in height to roof peak. Criteria addresses light/shadow, privacy, and neighborhood scale			
Maximum Floor Area	LMN: The maximum gross floor area (excluding garages) shall be fourteen thousand (14,000) square feet	MMN: No maximum	None.	Provides smaller scale buildings, however limiting the length and height of the building is recommended, rather than limiting the overall building floor area

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Code Standard	**LMN Requirement**	**MMN Requirement**	**Recommended Condition of Approval**	**Compatibility Topic Addressed**
Building Length	LMN: No limit, however, block lengths are limited to 700 feet.	MMN: No limit maximum	**Condition 2:** Maximum building length not more than 200 feet. For any building longer than 150 feet, all end units shall step down to two story and shall have a maximum eave height of 22 feet and a maximum height to the roof to the peak of 29 feet.	The adjacent Willow townhome buildings are 150' wide total. Per City Plan Mixed Neighborhood place type, provides transition in building height, massing and form and helps ensure smaller scale multi-family buildings. Per City Plan Policy LIV 4.2 -- Incorporates context-sensitive buildings and site features (e.g., similar size, scale and materials).
Block size and length;	LMN: An interconnected network of streets with blocks of developed land bounded by connecting streets no greater than 12 acres in size; block face is over 700 feet long, then walkways connecting to other streets shall be provided at approximately mid-block or at intervals of at least every 650 feet	MMN: All blocks shall be limited to a maximum size of seven (7) acres, rest is same; streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between	**Condition 3:** At least two east/west pedestrian connections shall be provided. One of these connections shall be to the Rendezvous Trail.	This condition reinforces a town-like urban pattern, per City connectivity standards -- where buildings are oriented towards public streets, street trees and public sidewalks, with a spacing that provides a relatively fined-grained network of pedestrian connections.
Street Requirements	Both LMN and MMN: Requires that buildings face and connect to a public or private street.		None.	This requirement recommended to be reviewed with the specific development plan, and not with the rezoning

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Code Standard	**LMN Requirement**	**MMN Requirement**	**Recommended Condition of Approval**	**Compatibility Topic Addressed**
Parking setbacks	Both LMN and MMN: Minimum 5' along a lot line. *Setbacks along lot lines for vehicular use areas may be increased by the decision maker in order to enhance compatibility with the abutting use or to match the contextual relationship of adjacent or abutting vehicular use areas.		**Condition 4:** 30' minimum building and parking setback along the east property line bordering the Willow.	This reflects the Willow setback, which is 30' and also helps preserve the storm drainage feature along the east boundary of the Church Campus. Provides transition space for change in building height.
Building setbacks	Both LMN and MMN: • 9' along a nonarterial street, 5' side, 8' rear • Setbacks from the property line of abutting property containing single- and two-family dwellings shall be twenty-five (25) feet.			
Neighborhood Park / Open Space	LMN: Must be at least one acre, either public or private. Can be located off property in a neighborhood park or a privately owned park, located within a 1/3 mile of at least ninety (90) percent of the proposed dwellings; applies to projects 10-acres or larger.	MMN: Must be at least 10,000 square feet if a private park or can be a public park if located within a 1/3 mile of at least ninety (90) percent of the proposed dwellings; applies to projects 10-acres or larger.	None. Recommended to be addressed at the time of development review	

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Code Standard	**LMN Requirement**	**MMN Requirement**	**Recommended Condition of Approval**	**Compatibility Topic Addressed**
Mix of Housing Types Examples: Two-family dwellings, Single-family attached dwellings, Single-family detached, Multi-family buildings with 5 to 7 units, Multi-family buildings with 7 to 12 units, 12 or more	LMN: 0-15 acres – 1 housing type 15-20 acres – 2 housing types 20-30 acres – 3 housing types 30 or more – 4 housing types	MMN: 0-16 acres – 1 housing type 16-30 acres – 2 housing types 30 or more – 3 housing types	None.	Multifamily housing is the most likely housing type that will be proposed for the site. A variety of housing types already exist in the area, and the residential development area is under the 16-acre threshold. Additionally, because building variation is required (see below) no conditions are proposed to provide multiple housing types.
Building Articulation	Both LMN and MMN: Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of 40 feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.		None.	Building standards are the same for LMN and MMN, and are recommended to be considered at the time of development review and not with the rezoning.
Building Variation	LMN: 5-7 buildings: at least 2 distinctly different building designs required. More than 7 buildings: at least 3 distinctly different building designs required.	MMN: 3-5 buildings at least 2 distinctly different building designs required. More than 5 buildings: at least 3 distinctly different building designs required.	None.	The development area will likely include more than 5 buildings, and at least 3 distinctly different building designs are appropriate.
Setbacks from single- and two-family dwellings	Both LMN and MMN: Multi-family buildings shall provide buffer a 25' minimum buffer yard along the property line of abutting existing single- and two-family dwellings		N/A	A 30' buffer is recommended to provide a walkway within a green courtyard space between the proposed Church Infill area and the Willow housing entrances to the east. This would also preserve existing drainage features. This continues the "town-like" pattern by

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Code Standard	LMN Requirement	MMN Requirement	Recommended Condition of Approval	Compatibility Topic Addressed
				providing a green court and walkways in lieu of a street network.
Natural Habitat Buffer for Foothills Channel	Both LMN and MMN: 50' buffer from top of bank.		None.	Because this standard applies to both LMN and MMN, no conditions are recommended.

5. Findings of Fact/Conclusion

In evaluating the petition for the proposed Timberline Church Rezoning, #REZ200002, staff makes the following findings of fact:

A. The Rezoning complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration and Division 2.9.4 – Quasi-Judicial Rezonings

B. The Rezoning complies with the applicable review criteria for quasi-judicial requests in that:

1) The amendment is consistent with the City Comprehensive Plan (City Plan);
2) The amendment is compatible with existing and proposed uses surrounding the subject land, and provides an appropriate zone district for the land;
3) The amendment would not result in significant adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater, management, wildlife, vegetation, wetlands and natural functioning of the environment; and
4) The amendment would result in a logical and orderly development pattern.

6. Recommendation

Staff recommends that the Planning and Zoning Board approve a motion to recommend that City Council approve the Timberline Church Rezoning, #REZ200002, based on the Findings of Fact in the Staff Report, subject to the following conditions:

1) Within the Infill Area shown on Exhibit A, the maximum allowable building height shall be 40 feet to the roof peak, and the maximum allowable eave height shall be 30 feet as measured to the face of the soffit.
2) Within the Infill Area shown on Exhibit A, the maximum allowable building length shall not be more than 200 feet. For any building longer than 150 feet, all end units shall step down to two stories and shall have a maximum eave height of 22 feet and a maximum height to the roof peak of 29 feet, as measured to face of the soffit.
3) Within the Infill Area shown on Exhibit A, at least two east/west pedestrian connections shall be provided, and one of these connections shall be to the Rendezvous Trail.
4) Within the Infill Area shown on Exhibit A, a building and parking setback, not less than 30-feet in width, shall be provided along the east property line bordering the Willow development.

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7. Attachments

1. Zoning Petition
2. Petitioner's Justification Narrative
3. Existing Zoning Map
4. Proposed Zoning Map
5. Perspective Map
6. Context Map
7. Structure Plan Map
8. Land Use Density Map
9. Exhibit A – Infill Area
10. Petitioner's Rezoning Map
11. The Willow – Approved Plans
12. The Willow – Approved Elevations

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City of Fort Collins

REZONING PETITION

Petitioner:

Bradley J. Florin
Name

2908 S Timberline Rd
Address

Fort Collins, CO 80525
City, State, Zip

Owner:

Timberline Church
Name

2908 S Timberline Rd
Address

Fort Collins, CO 80525
City, State, Zip

To the City Council of the City of Fort Collins, Colorado.

I (We), the undersigned, do hereby respectfully petition and request that the City Council amend the zoning ordinance of the City of Fort Collins by changing the zoning of the hereinafter described parcels, containing 32.79 acres, more or less, from LMN zoning district to MMN zoning district:

The legal description is: **Lots 1-5 and Tract A** of the **Timberline Church PUD, FTC (2000052648)**

See attached narrative with the reason for request.

Respectfully submitted,

Bradley J. Florin
Authorized Representative for Timberline Church

State of Colorado)
) ss.
County of Larimer)

The forgoing instrument was acknowledged before me this 19th day of May, 2020, by Bradley J. Florin for the purpose therein set forth.

My commission expires 9-28-2022.

ERIN M GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064039571
MY COMMISSION EXPIRES SEPTEMBER 28, 2022

Notary Public

Timberline Church Rezoning to MMN

Project Overview

Original Submittal May 19, 2020
Updated July 21, 2020

Timberline Church – 2908 South Timberline Road, Fort Collins, Colorado

SUPPLEMENT – JULY 21, 2020

The original Timberline Church PUD planned for a second main sanctuary to the north of the main sanctuary, anticipating total seating of 3,500 which would require 875 spaces.

A Major Amendment to the Timberline Church PUD was filed in 2007 for a further building addition called the "South Auditorium" at which time it was anticipated that a total of 1,724 parking spaces when all planned structures were built.

The north sanctuary and other outbuildings envisioned by the Timberline Church PUD filed in 2002 and Major Amendment filed in 2007 were never constructed, nor was all of the parking envisioned in the Major Amendment constructed.

In addition, actual seating used by Timberline Church is significantly less than the originally planned seating capacity for each auditorium. The current weekly configuration is 1,210 seats in the main auditorium and 342 seats in the south auditorium for a total of 1,552 seats, which would dictate a parking requirement of 388 parking spaces at the required 4 to 1 ratio.

Maximum seating at Christmas & Easter is about 10% higher in the main auditorium (1,331 seats) and 50% higher in the south auditorium (513 seats) for a total of 1,844 seats, which would anticipate a peak parking requirement of 461 spaces.

Maximum occupancy load for fire is a total of 2,870 people including 1,820 in the main auditorium and 1,050 in the south auditorium. Getting that many people in each auditorium would require removing all of the chairs, which is not a typical use of the facility. At the fire occupancy load the required parking would be 718 spaces.

Today there are approximately 1,293 parking spaces on the Timberline property, far in excess of the parking that would be required by any measure.

Providing the rezone to MMN is approved, as Timberline Church proceeds with development plans, we will re-plan and re-plat the parking spaces in conjunction with a future amendment to the Timberline Church PUD in order to ensure ongoing compliance with the City of Fort Collins parking standards.

PROJECT: Timberline Church Rezoning to MMN

BACKGROUND

Timberline Church ("Timberline") acquired the property at 2908 S Timberline Road in 1993, a plat was filed in 2000, the main church building was opened in 2002 and an addition was made to the building in 2008. The original Planned Unit Development envisioned that additional buildings would be constructed on the site and Timberline has funded significant infrastructure to support future development of the property. Collectively this property represents the "Timberline Campus".

With 115,640 square feet and numerous rooms that support gatherings of 10 to 1,200 people, the Timberline Campus is a hub of community activity with over 220 meetings and events in a typical week. Timberline provides space at no cost to dozens of municipal and non-profit partners including the Fort Collins Police Department, Larimer County Department of Human Services, Larimer County Sheriff's Department, Girl Scouts, Fort Collins Symphony, and Poudre School District. See Exhibit B for a list of example events.

Over the last 20 years large scale retail and residential development has occurred near the Timberline Campus. The City of Fort Collins has also experienced a housing shortage resulting in a significant increase in housing costs for residents.

Since 2018 Timberline has been exploring the potential of adding residential components to the Timberline Campus. These housing additions could include multifamily dwellings, an active adult community, and/or senior living facilities. Residential uses of the Timberline Campus would leverage the City's designated Community Activity Center at Timberline & Drake of which Timberline is a part of.

Further, Timberline would like to support the City's goal of bringing attainable housing (30% or less of monthly income) to residents. Working with prospective development partners it has become clear that with today's high costs of construction, achieving that goal requires higher density than allowed by the current LMN zoning.

In order to support these future uses Timberline Church is requesting a rezone of its property on South Timberline Road to MMN which would assure potential developer partners they can confidently invest in architecture, engineering & design of prospective projects that are aligned with the City's Comprehensive Plan and help fulfill Timberline's vision of leveraging its infill property for the benefit of City of Fort Collins residents.

The total land area is 32.79 acres and the legal description of the "Timberline Property" is:
Lots 1-5 and Tract A of the Timberline Church PUD, FTC (2000052648).

Parcels included in this request include 8729225901, 8729225902, 8729225903, 8729225904, 8729225905, and 8729226901.

CITY OF FORT COLLINS REZONING REQUIREMENTS

The City of Fort Collins Land Use Code relating to the rezoning of property under 640 acres reads as follows **(bold added for emphasis)**:

> *2.9.4(H)*
> *(2) Mandatory Requirements for Quasi-judicial Zonings or Rezonings. Any amendment to the Zoning Map involving the zoning or rezoning of six hundred forty (640) acres of land or less (a quasi-judicial rezoning) shall be recommended for approval by the Planning and Zoning Board or approved by the City Council only if the proposed amendment is:*
>
> > *(a) consistent with the City's Comprehensive Plan;* ***and/or***
> >
> > *(b) warranted by changed conditions within the neighborhood surrounding and including the subject property.*

This project overview documents how this request **meets both of these requirements.**

Further, the City of Fort Collins Land Use Code relating to the rezoning of property defines additional considerations for rezoning:

> *2.9.4(H)*
> *(3) Additional Considerations for Quasi-Judicial Zonings or Rezonings. In determining whether to recommend approval of any such proposed amendment, the Planning and Zoning Board and City Council may consider the following additional factors:*
>
> > *(a) whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land;*
> >
> > *(b) whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment;*
> >
> > *(c) whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

This project overview documents how this request **is compatible with all of these additional factors**.

CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN

This request is consistent with the City's Comprehensive Plan, in accordance with Section 2.9.4(H)(2)(a) of the Land Use Code, in many aspects. See below for a list of CCP goals and an explanation of how Timberline's use is consistent with that goal.

Fort Collins Comprehensive Plan Goal	Timberline Use Consistent with the Goal
INTRODUCTION "…reduce greenhouse gas (GHG) emissions by 80% below 2005 levels by 2030…"	As an infill project the rezone to MMN will facilitate more residents living closer to their work and thereby reducing their GHG emissions.
CORE VALUES / LIVABILITY "Attainable housing options"	Higher density allowed with MMN zoning will facilitate development of attainable housing that cannot be achieved under LMN zoning.
VISION AND VALUES "Making the most of the land we have left"	Adding residential use to the Timberline Campus is an excellent example of infill making the most of the land we have left.
POLICY LIV 1.6 - ADEQUATE PUBLIC FACILITIES "Direct development to locations where it can be adequately served by critical public facilities and services such as water, sewer, police, transportation, schools, fire, stormwater management and parks, in accordance with adopted levels of service for public facilities and services."	The Timberline Campus is already well served by public facilities and services.

POLICY LIV 1.6 - ADEQUATE PUBLIC FACILITIES "Give preferential consideration to the extension and augmentation of public services and facilities to accommodate infill and redevelopment before new growth areas are prepared for development."	Rezoning the Timberline Property to MMN accommodates infill and redevelopment.
POLICY LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES "Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings…"	The addition of residential uses on the Timberline Campus is a creative strategy to revitalize an otherwise underutilized property.
POLICY LIV 2.3 - TRANSIT-ORIENTED DEVELOPMENT "Require higher-density housing and mixed-use development in locations that are currently, or will be, served by BRT and/or high-frequency transit in the future as infill and redevelopment occurs."	The Timberline Campus is well served by Transfort Route 7 with a bus stop at Custer & Illinois (Stop 1328).
POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT "Ensure that all development contributes to the positive character of the surrounding area."	Development of the Timberline Campus with MMN density is in context with the surrounding Timberline/Drake Community Activity Center.

POLICY LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT "Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by: o » Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood; o » Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and » Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized."	Timberline will steward the development of its property to ensure compatibility with adjacent developments which include two story multifamily condominiums, two story townhomes / row homes, and three story multifamily communities.
POLICY LIV 5.2 - SUPPLY OF ATTAINABLE HOUSING "Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other 'missing middle' housing types."	The primary goal of the rezone to MMN is to support the development of attainable housing, including residents with 80% of the Fort Collins Area Median Income (AMI).

WARRANTED BY CHANGED CONDITIONS IN THE NEIGHBORHOOD

This request is warranted by changed conditions in the neighborhood surrounding and including the subject property, in accordance with Section 2.9.4(H)(2)(b) of the Land Use Code.

After the Timberline Property was platted in August 2000, the following nearby projects were approved with MMN zoning:

Sidehill Condominiums	June 2005
Rigden Farms Townhomes	December 2005
Colony at Rigden Farm	February 2006
East Village at Rigden Farm Condos	March 2006
Trails at Timberline Apartments	November 2012

Another significant change to the neighborhood has occurred with the development of neighborhood commercial (NC) at The Shops at Rigden Farms which was platted in November 2004. The primary anchor is King Soopers with grocery, pharmacy and fuel service. Many retail and commercial uses have been added over the years including:

FirstBank	Bright Horizons (daycare)
Subway	Chase Bank
Krazy Karl's Pizza	Fabby's Wine and Spirits
Timberline Animal Hospital	William Oliver's Publick House
Cost Cutters	Kung Fu Tea
Mail & Copy Fort Collins	Blue Federal Credit Union
Genoa Coffee & Wine	OrangeTheory Fitness
Eileen's Colossal Cookies	Harbor Dental
Meraki Yoga Studio	Farmer's Insurance
Grease Monkey	Mountain View Eye Specialists
QDOBA	Caring Smiles

The extensive nearby and immediately adjacent development that has occurred since the subject was platted in 2000 meets the requirement for changed conditions within the neighborhood surrounding and including the subject property.

COMPATIBLE WITH EXISTING USES SURROUNDING THE SUBJECT LAND

Section 2.9.4(H)(3)(a) of the Land Use Code encourages rezoning that is **"compatible with existing and proposed uses surrounding the subject land."**

There are adjoining and nearby properties that were zoned MMN prior to the Timberline plat being filed in 2000:

Pinecone Apartments	June 1993
Rigden Farms	October 1999

These uses which were in existence prior to the Timberline PUD, combined with the MMN and NC uses that were approved and developed subsequently, have resulted in the creation of the Fort Collins Timberline/Drake Community Activity Center. Being sited between that Community Activity Center and MMN property to the south that is even further from Timberline/Drake, this request for the subject property is compatible with existing uses surrounding the subject land.

WOULD NOT HAVE ADVERSE IMPACTS TO THE NATURAL ENVIROMENT

Section 2.9.4(H)(3)(b) of the Land Use Code discourages a rezone that "**would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment."**

Adding residential use to the Timberline Campus would not have significantly adverse impacts on the natural environment. In fact, we would expect this infill development to reduce impacts to the natural environment by allowing residents that work in the City of Fort Collins to live closer to their workplace. For many it could mean being able to walk to work or commute using a bike, Transfort or a combination of both.

Future residents of the Timberline Campus would also be able to access retail and commercial amenities that are within walking distance, eliminating the need to drive for many errands including grocery shopping, a haircut or stopping into their bank. With a Walk Score of 49 and a Bike Score of 87, the subject property will facilitate a lower carbon footprint lifestyle than most suburban neighborhoods in Fort Collins.

These changes in habits would mean a reduction in vehicle miles travelled within the city and a reduction in greenhouse gas emissions with a positive impact on the natural environment.

MMN IS THE APPROPRIATE ZONE DISTRICT FOR THE TIMBERLINE CAMPUS AND WOULD RESULT IN A LOGICAL AND ORDERLY DEVELOPMENT PATTERN

Section 2.9.4(H)(3)(a) of the Land Use Code encourages rezoning that is **"the appropriate zone district for the land."**

Further, Section 2.9.4(H)(3)(c) of the Land Use Code encourages rezoning that **"would result in a logical and orderly development pattern."**

The development pattern surrounding the Timberline/Drake Community Activity Center is primarily MMN and NC:

1. The NE corner of Timberline/Drake is zoned MMN
2. The NW corner of Timberline/Drake is zoned MMN
3. The SE corner of Timberline/Drake is zoned NC
4. Properties immediately north of the subject are zoned NC and MMN
5. The property immediate south of the subject is zoned MMN

Nearby properties with density compatible with this rezone request include:

a) The Colony at Rigden Farm, 2.6 acres gross and 18.45 du/acre
b) Rigden 10th filing (Senior Living), 4.22 acres gross and 29.6 du/acre
c) Rigden 13th filing, 2.5 acres gross and 19 du/acre
d) Rigden Flats, 4.08 acres gross and 23 du/acre
e) Brooklyn Townhomes, 1.73 acres gross and 24.3 du/acre
f) Rigden 12th filing (Brooklyn Townhomes), 2.6 acres gross and 24.2 du/acre
g) Pinecone Apartments, 15.13 acres gross (12.71 acres net), 12.89 du/acre, 15.34 du/acre (net)

Current LMN zoning envisions places of worship of up to 25,000 square feet as typical. At 115,640 square feet the Timberline Church facility is more compatible with MMN, making MMN the appropriate zone district for the land.

Based on the immediately adjacent and surrounding properties in the Timberline/Drake Community Activity Center that are zoned MMN and NC, as well as the primary use of MMN zoning along the Timberline Road corridor in the nearby area, MMN is the appropriate zone district for the land and approval of this request would result in a logical and orderly development pattern.

SUMMARY

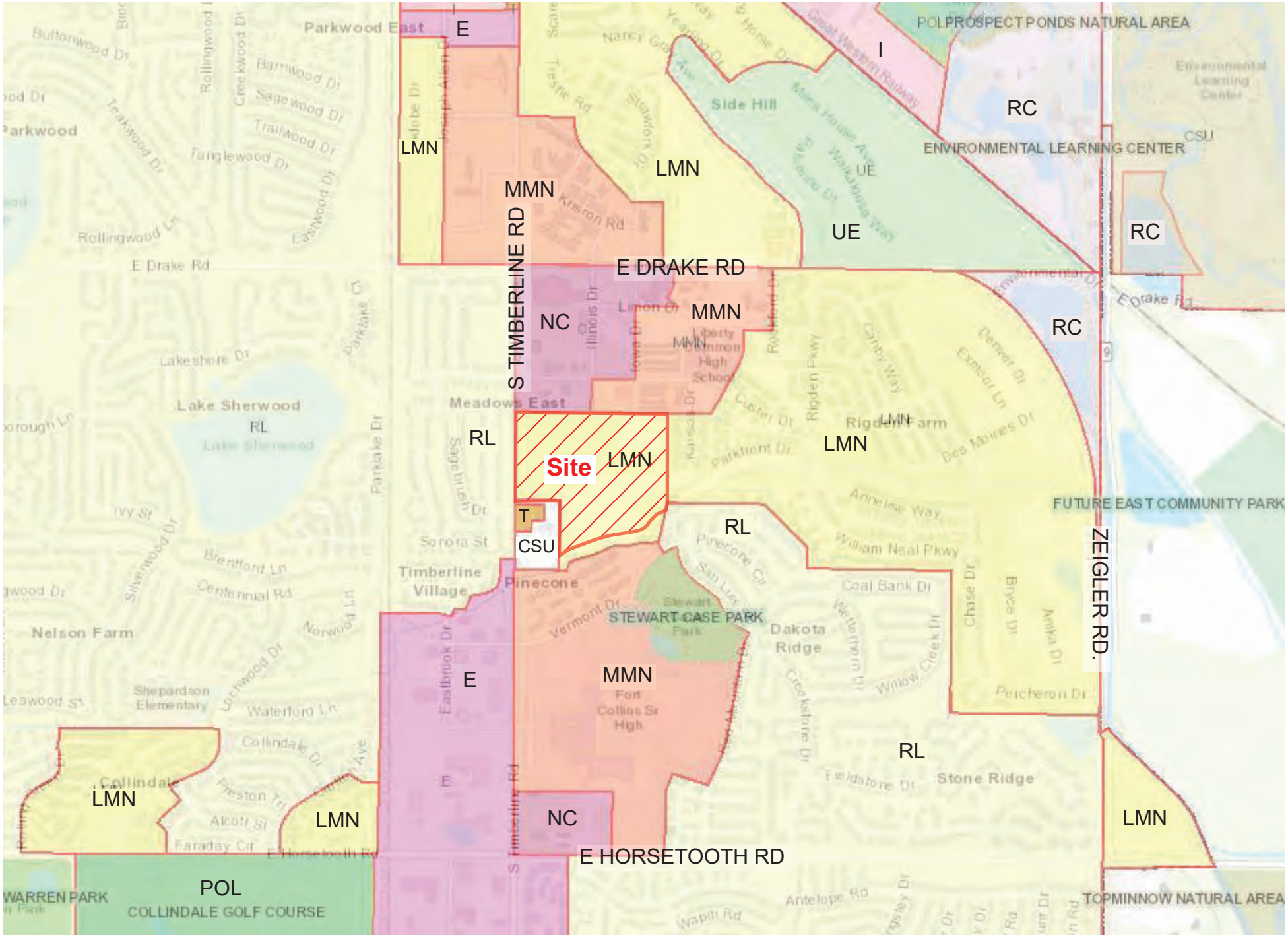
Timberline's MMN Rezone Request fully meets the rezoning requirements of the Land Use Code and has the potential to bring new residential uses to an almost 33-acre campus whose previous Planned Unit Development contemplated a large-scale church facility. The City will have a limited number of infill opportunities that are so well suited to support the City Comprehensive Plan and therefore this request should be approved.

EXHIBIT A
TIMBERLINE CHURCH PROPERTY MAP

[See Separately Submitted Parcel Map]

EXHIBIT B
TIMBERLINE CAMPUS – EXAMPLE USERS

Organization	Event	Attendees
9 News	Health Fair	1,000
Centennial Children's Choir	Holiday Concert	1,200
Colorado State University	Science Fair	1,200
Girl Scouts	Cookie Sales Training	150-200
Fort Collins Symphony	YES Concert PSD Students (multiple events)	4,300
Fort Collins Symphony	Community Concerts	1,000
Front Range Nursing	Pinning Ceremony	400-450
Larimer County Dept of Human Services	Awards Ceremony	150
Larimer County Sheriff's Office	Awards Ceremony	200-300
Night To Shine	Special Needs Prom Night	1,000+
Poudre School District	Various	35-350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E
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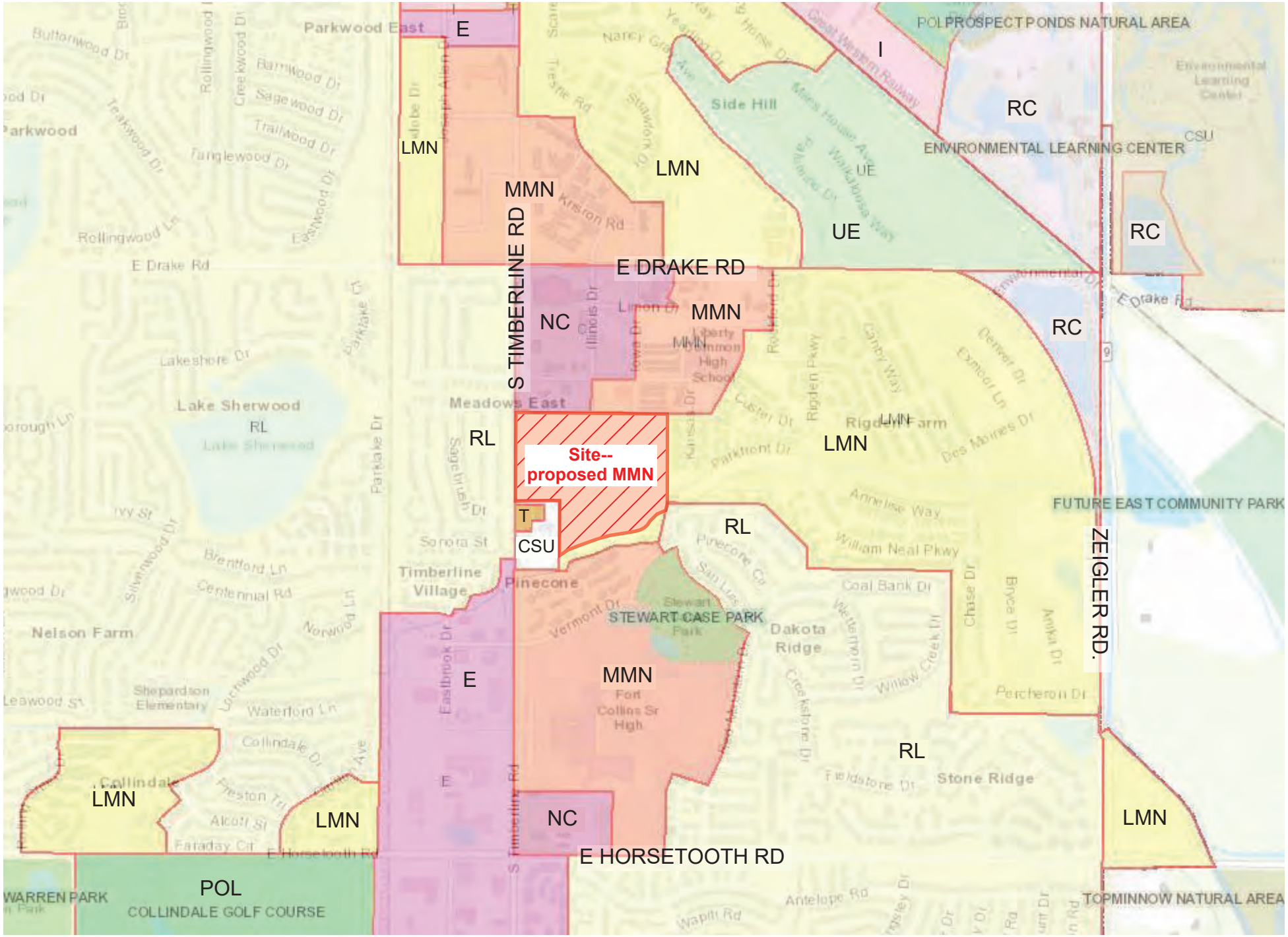
E HORSETOOTH RD
LMN
LMN
POL
COLLINDALE GOLF COURSE
WARREN PARK
POL PROSPECT PONDS NATURAL AREA
ENVIRONMENTAL LEARNING CENTER
CSU
FUTURE EAST COMMUNITY PARK
ZEIGLER RD.
TOPMINNOW NATURAL AREA
STEWART CASE PARK
Parkwood East
Side Hill
Lake Sherwood
Meadows East
Rigden Farm
Timberline Village
Pinecone
Dakota Ridge
Stone Ridge
Nelson Farm
Parkwood
E Drake Rd
Fort Collins Sr High
Shepardson Elementary
Collindale
Great Western Railway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COLLINDALE GOLF COURSE
WARREN PARK
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ENVIRONMENTAL LEARNING CENTER
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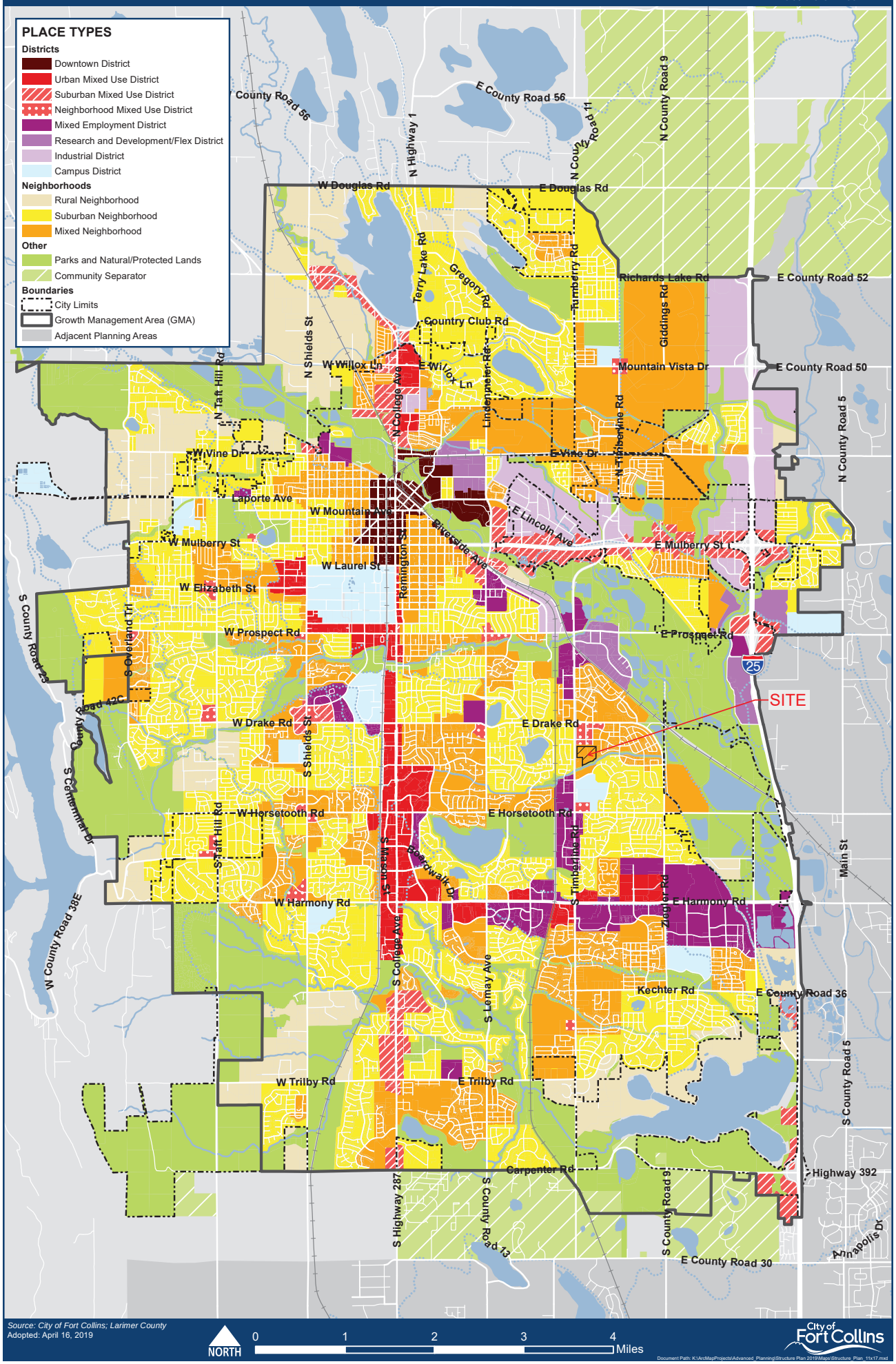
LMN
LMN
FUTURE EAST COMMUNITY PARK
ZEIGLER RD.
RL
LMN
TOPMINNOW NATURAL AREA
POL PROSPECT PONDS NATURAL AREA
Parkwood East
Side Hill
Meadows East
Lake Sherwood
Timberline Village
Pinecone
STEWART CASE PARK
Dakota Ridge
Stone Ridge
Nelson Farm
Shepardson Elementary
Fort Collins Sr High
Liberty Common High School
Rigden Farm
Environmental Learning Center
E Drake Rd
Lakeshore Dr
Rollingwood Ln
Sorora St
Brentford Ln
Centennial Rd
Waterford Ln
Collindale Dr
Preston Tr
Alcott St
Faraday Cir
E Horsetooth Rd
Antelope Rd
Wapiti Rd
Annelise Way
William Neal Pkwy
Coal Bank Dr
Percheron Dr
Fieldstone Dr
Parktrent Dr
Des Moines Dr
Denver Dr
Canty Way
Rigden Pkwy
Custer Dr
Kansas Dr
Iowa Dr
Illinois Dr
Linton Dr
Kristin Rd
Trestle Rd
Stadium Dr
Nancy Gray Ave
Great Western Railway
Mees House Ave
Walkabout Way
Eastbrook Dr
Pinecone Cir
Vermont Dr
Willow Creek Dr
Creekstone Dr
Chase Dr
Bryce Dr
Anika Dr
Sagebrush Dr
Parklake Dr
Silverwood Dr
Norwood Ln
Lochwood Dr
Leawood St
Ivy St
Buttonwood Dr
Teakwood Dr
Tanglewood Dr
Creekwood Dr
Barnwood Dr
Sagewood Dr
Trailwood Dr
Eastwood Dr
Parkwood
Environmental Dr
E Drake Rd

E. Drake Rd.
Iowa Dr.
Rigden Farm Neighborhood Center
Illinois Dr.
Custer Dr.
Child Care
Med. Office
Bank
Brooklyn Townhomes
Colony at RF
Rigden Farm O.D.P.
The Willow
Rendezvous Trail
Foothills Channel
S. Timberline Rd.
Infill Area
Timberline Church Campus
Dakota Ridge P.U.D.
Stewart Case Park
C.S.U.
Foothills Channel
Pinecone Apts. P.U.D.
Vermont Dr
11

Custer Dr.
Rigden Farm Neighborhood Center
Bank
Med. Office
Child Care
Iowa Dr.
Brooklyn Townhomes
Illinois Dr.
LIBERTY COMMON HIGH SCHOOL
Colony at RF
Rigden Farm O.D.P.
Timberline Church Campus
The Willow
Meadows East
Infill Area
Blue line: Future Private Street
Rendezvous Trail
Foothills Channel
S. Timberline Rd.
Dakota Ridge P.U.D.
C.S.U.
Foothills Channel
Pinecone Apts. P.U.D.
Stewart Case Park
FORT COLLINS SR HIGH

Structure Plan Map

FORT COLLINS CITY PLAN
PLANNING OUR FUTURE. TOGETHER.



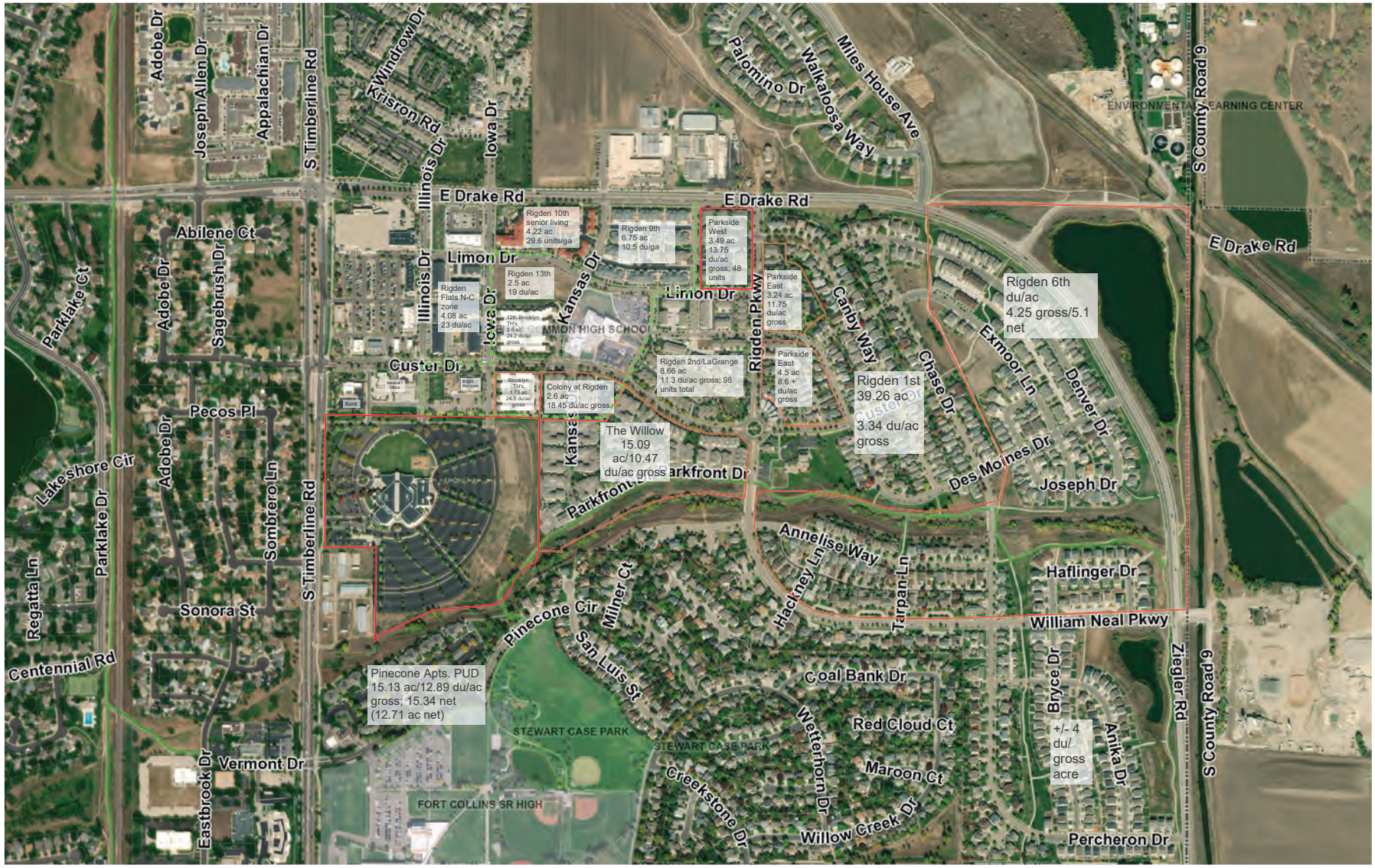
Source: City of Fort Collins; Larimer County
Adopted: April 16, 2019

NORTH 0 1 2 3 4 Miles

City of Fort Collins

Document Path: K:\ArcMapProjects\Advanced_Planning\Structure Plan 2019\Maps\Structure_Plan_11x17.mxd

City of Fort Collins GIS



Legend

- Street Names
- Multiuse Trail
  - Shared-use Trail (paved)
  - Minor Paved Multiuse Trail
  - Shared-use Trail (unpaved)
- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits

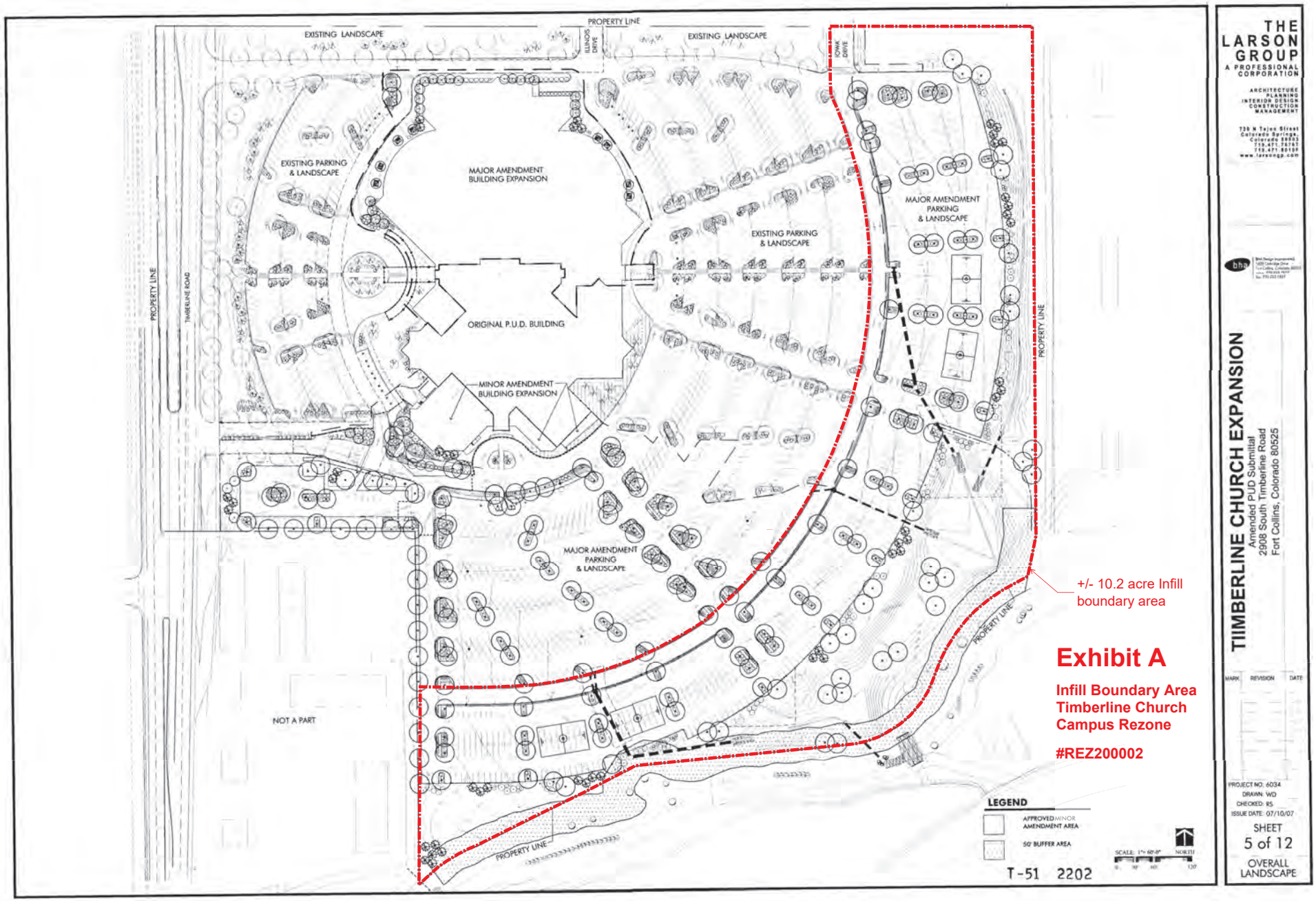
1: 6,859

1,143.0 0 571.50 1,143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes


PROPERTY LINE
EXISTING LANDSCAPE
EXISTING LANDSCAPE
SIOUX DRIVE
IOWA DRIVE
EXISTING PARKING & LANDSCAPE
MAJOR AMENDMENT BUILDING EXPANSION
EXISTING PARKING & LANDSCAPE
MAJOR AMENDMENT PARKING & LANDSCAPE
ORIGINAL P.U.D. BUILDING
MINOR AMENDMENT BUILDING EXPANSION
MAJOR AMENDMENT PARKING & LANDSCAPE
PROPERTY LINE
TIMBERLINE ROAD
PROPERTY LINE
NOT A PART
PROPERTY LINE
PROPERTY LINE
+/- 10.2 acre Infill boundary area
Exhibit A
Infill Boundary Area
Timberline Church
Campus Rezone
#REZ200002
LEGEND
APPROVED MINOR AMENDMENT AREA
50' BUFFER AREA
SCALE: 1"= 60'-0"
NORTH
T-51 2202
THE LARSON GROUP
A PROFESSIONAL CORPORATION
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
TIMBERLINE CHURCH EXPANSION
Amended PUD Submittal
2908 South Timberline Road
Fort Collins, Colorado 80525
MARK
REVISION
DATE
PROJECT NO: 6034
DRAWN: WD
CHECKED: RS
ISSUE DATE: 07/10/07
SHEET
5 of 12
OVERALL LANDSCAPE

T-51 2202

N VICINITY MAP
1" = 2000'

DESCRIPTION OF REZONING AREA LMN TO MMN:

Timberline Church P.U.D., recorded at Reception No. 20000052648, Larimer County Clerk and Recorder

NOTES:

1) Subject Property Address: 2908 S Timberline Rd, Fort Collins, CO 80525

2) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding property lines and easements, Northern Engineering relied upon the plat of Timberline Church P.U.D. recorded at Reception Number 20000052648 Larimer County Clerk and Recorder.

3) This is not a statutory boundary survey, lines ran or shown have not been evaluated for title rights either written or unwritten.

4) This map is not a land survey plat or improvement survey plat, and it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

5) Adjacent property owner information per the Larimer County Land Information Locator.

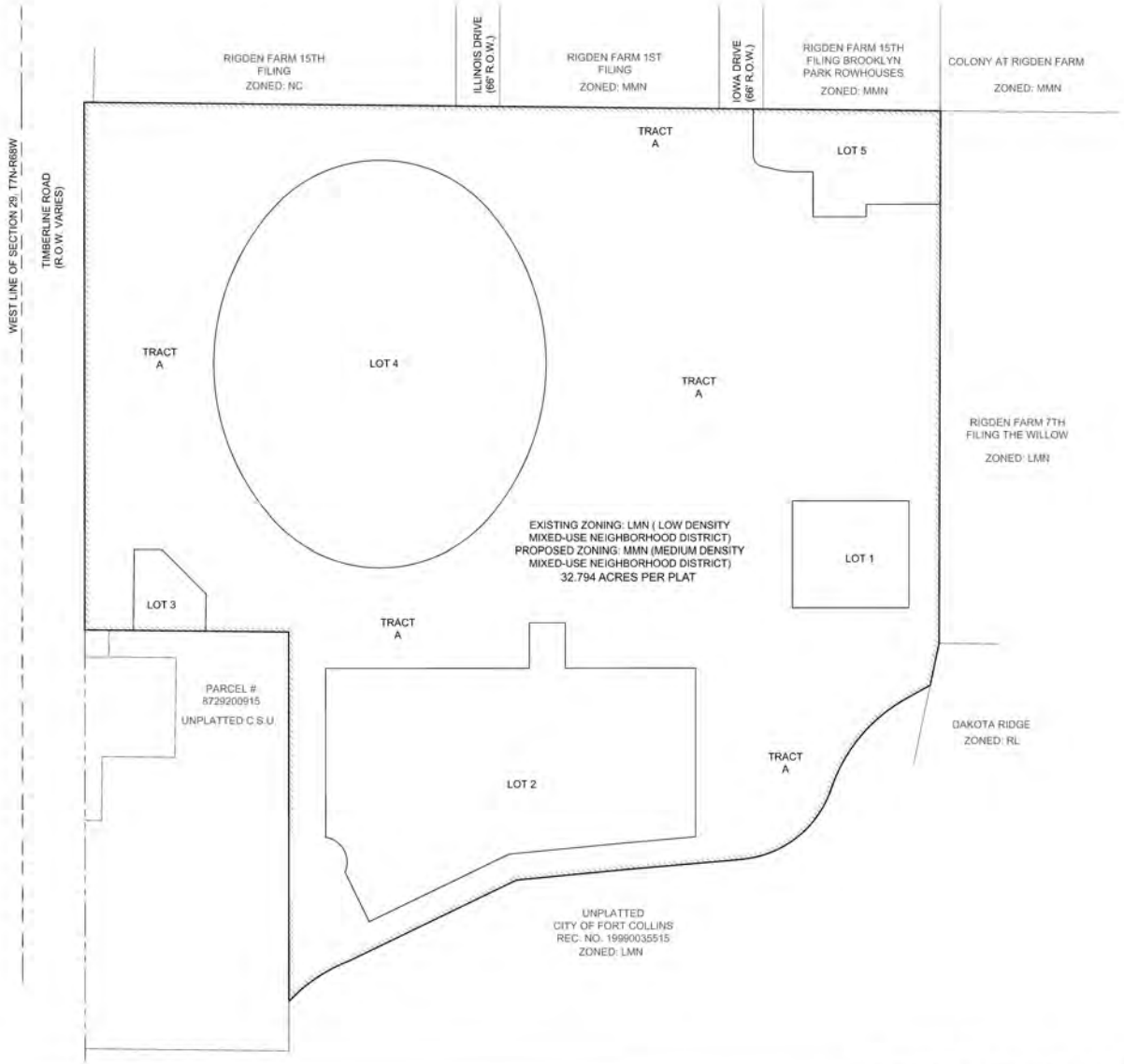
6) Zoning information per the City of Fort Collins GIS FCMaps Zoning Portal.

LEGEND:

- PROPOSED REZONING BOUNDARY
- SECTION LINE
- PROPERTY BOUNDARY

NORTH

80 0 80 160 240 Feet
(IN U.S. SURVEY FEET)
1 inch = 80 ft.

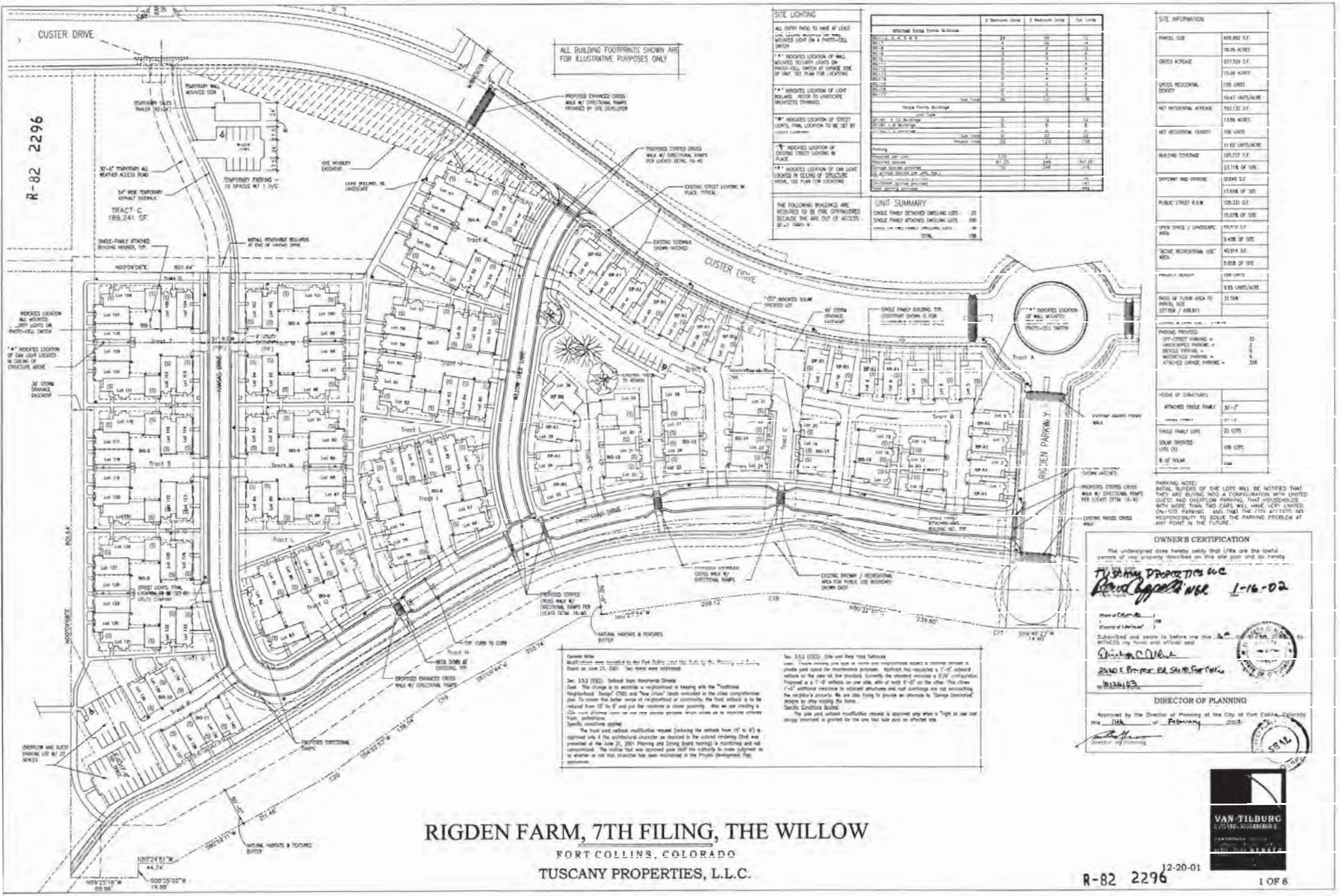


SEPTEMBER 2, 2020

NORTHERN ENGINEERING

TIMBERLINE REZONE MAP

LOTS 1-5 AND TRACT A OF THE TIMBERLINE CHURCH PUD


CUSTER DRIVE
ALL BUILDING FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY
R-82 2296
TRACT C 189,241 SF
CUSTER DRIVE
RIGDEN PARKWAY
SITE LIGHTING
UNIT SUMMARY
SITE INFORMATION
OWNER'S CERTIFICATION
DIRECTOR OF PLANNING
VAN-TILBURG
RIGDEN FARM, 7TH FILING, THE WILLOW
FORT COLLINS, COLORADO
TUSCANY PROPERTIES, L.L.C.
12-20-01
R-82 2296
1 OF 8

R-82 2296

RIGDEN FARM 7th FILING, THE WILLOW

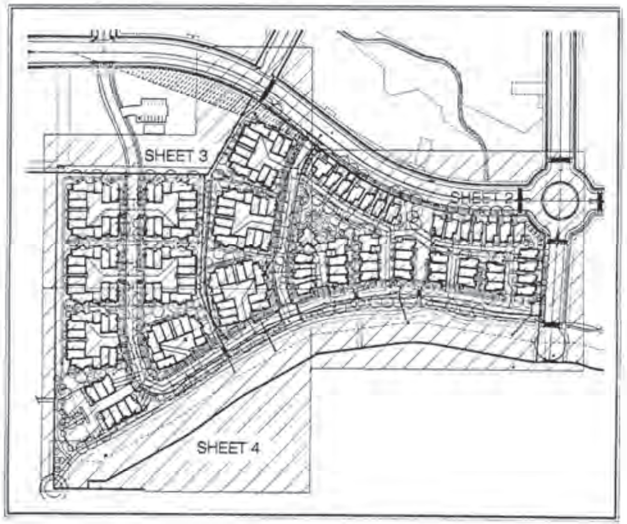
7TH FILING, THE WILLOWS- #56-98N

LANDSCAPE CONSTRUCTION DOCUMENTS

Tim Dunn and Assoc.
Landscape Architecture
6949 Deventry Pl
Castle Rock, Colorado
(303) 814-7778
(303) 814-7779 Fax

LANDSCAPE MAINTENANCE NOTES

1. THE PROPERTY OWNER, HOMEOWNER'S OR BUSINESS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUAL ADEQUATE MAINTENANCE OF THE LANDSCAPING REQUIRED AND SHOWN ON THE PROJECT DEVELOPMENT PLAN.
2. GRASS OR OTHER LIVING PLANT MATERIAL SHALL BE THE PRIMARY GROUND COVER USED IN LANDSCAPE AREAS. TURF AREAS SHALL BE PLANTED TO PRESENT A FINISHED APPEARENCE AND COMPLETE COVERAGE AFTER TWO GROWING SEASONS.
3. NON-LIVING GROUND COVERS SUCH AS WOOD CHIP MULCH, BOULDERS, COBBLE OR RIVER ROCK SHALL BE LIMITED TO AN AREA NOT TO EXCEED 50% OF THE LANDSCAPE AREA. MULCH/ROCK AREAS SHALL BE 75% COVERED WITH SHRUBS WITHIN A 3 YEAR PERIOD.
4. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
5. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE.
6. TREES & VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, & OTHER SITE DETAILS. THE APPLICANT, LANDOWNER, OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE REGULAR & PROPER MAINTENANCE OF ALL LANDSCAPING ELEMENTS INSTALLED ON THE RIGHT-OF-WAY OR ON PRIVATE PROPERTY, FROM THE BACK OF CURB OF THE STREET TO KEEP THEM IN GOOD & HEALTHY CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD & HEALTHY CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES & WALLS SHALL BE REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. ANY PLANT THAT FAILS, DIES OR IS OTHERWISE DAMAGED OR REMOVED, SHALL BE REPLACED WITHIN 30 DAYS OR DURING THE NEXT GROWING SEASON IF IT IS FOUND DEAD DURING THE WINTER MONTHS.
8. HEALTHY, MATURE TREES THAT ARE REMOVED BY THE PROPERTY OWNER OR ANYONE ACTING ON BEHALF OF, OR WITH THE APPROVAL OF, THE PROPERTY OWNER SHALL BE REPLACED WITH NOT LESS THAN ONE OR MORE THAN SIX REPLACEMENT TREES SUFFICIENT TO MITIGATE THE LOSS OF VALUE OT THE REMOVED TREE. THE APPLICANT SHALL SELECT EITHER THE CITY FORESTER OR A QUALIFIED LANDSCAPE APPRAISER OF THE REMOVED TREE, USING THE MOST RECENT METHODS ESTABLISHED BY THE COUNCIL OF TREE & LANDSCAPE APPRAISERS.
9. LANDSCAPE & UTILITY PLANS SHALL BE COORDINATED TO PROVIDE EASE OF FUTURE MAINTENANCE & TO PREVENT CONFLICTS BETWEEN TREES, SHRUBS & UTILITIES.
10. IRRIGATION SYSTEM IS TO BE KEPT IN A GOOD WORKING ORDER.



OWNER/ DEVELOPER

BUILDING ARCHITECT

VAN TILBURG BANVARD & SODERBERGH, AIA
1870 Blake St. Suite 170
Denver, Colorado
(303) 675-0041
(303) 675-0052 Fax

LANDSCAPE ARCHITECT

Tim Dunn and Assoc.
Landscape Architecture
6949 Deventry Pl
Castle Rock, Colorado
(303) 814-7778
(303) 814-7779 Fax

CIVIL ENGINEER

JR ENGINEERING
2620 E. Prospect Rd., Ste. 190
Ft. Collins, Colorado 80525
970-491-9888
970-491-9984 Fax

ISSUE DATES

06/18/2001	PDP Submittal
08/29/2001	Client Review
09/25/2001	PDP Submittal 75% CD Set

SHEET INDEX

Sheet	Description
1	Landscape Plant List
2	Landscape Plan
3	Landscape Plan
4	Landscape Plan
5	Landscape Plan

GENERAL LANDSCAPE NOTES

1. LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH ANA SPECIFICATIONS FOR NUMBER ONE GRADE.
2. QUANTITIES IN PLANT MATERIALS LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITIES AS INDICATED ON THE LANDSCAPE PLANS. IF A DISCREPANCY EXIST BETWEEN THE QUANTITY OF PLANTS SHOWN AND THEIR LABEL, THE QUANTITY OF PLANTS DRAWN SHALL TAKE PRECEDENCE OVER THE LABEL.
3. STEEL EDGER SHALL BE PLACED BETWEEN TURF AND MULCH AREAS AND BETWEEN SHRUB BEDS AND PERENNIAL BEDS.
4. REFER TO SPECIFICATIONS FOR SEED MIXES AND APPLICATION RATES.
5. LOCATE UNDERGROUND UTILITIES BEFORE DIGGING.
6. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/ SHRUBS AND UTILITIES:
   - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
   - 10 FEET BETWEEN TREES AND WATER OR SEWER LINES
   - 4 FEET BETWEEN SHRUBS AND WATER OR SEWER LINES
   - 4 FEET BETWEEN TREES AND GAS LINES
7. EXISTING TREES SHALL BE PRUNED TO CITY FORESTER MEDIUM PRUNE STANDARDS.
8. TURF AREAS SHALL BE SEEDED OR SODDED WITH HARMONY CORRIDOR BLEND SEED MIX.
9. SHRUB AREAS SHALL BE MULCHED WITH 3" DEPTH OF GRAVEL MULCH (1"- 1 1/2" DIAMETER PLACED OVER NON-WOVEN, POLYPROPYLENE WEED BARRIER SUCH AS TYPAR OR MIRIFI.
10. PERENNIAL BEDS TO BE MULCHED WITH 3" DIAMETER MEDIUM BARK MULCH, NO WEED BARRIER SHALL BE PLACED IN PERENNIAL BEDS.
11. TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
12. TREES TO BE BALLED & BUR LAPPED, ROOT CONTROL BAG, OR CONTAINERIZED, AS PER PLANT LIST.
13. SHRUB BEDS TO RECEIVE WOOD OR ROCK MULCH TO A DEPTH OF 3" ON LANDSCAPE FILTER FABRIC.
14. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS, AS NOTED ON THESE PLANS, ARE PLANTED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY WITHIN THE PROJECT.
15. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY THE SITE CONDITIONS, OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST. SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
16. LANDSCAPING PROPOSED WITHIN INSTALLATION MUST BE INSTALLED OR SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND INSTALLATION PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. THE ESCROW FOR SUCH LANDSCAPING MAY BE PHASED, AS PER THE PLANS, INCLUDING LANDSCAPING ASSOCIATED WITH STREET TREES INDICATED FOR PLANTING IN PUBLIC RIGHT-OF-WAY.
17. THE BUSINESS PARK ASSOCIATION WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE, INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY ADJACENT TO BUSINESS PARK ASSOCIATION MAINTAINED OPEN SPACE.
18. TREE UTILITY SEPARATIONS SHALL NOT BE USED AS A MEANS OF AVOIDING REQUIRED STREET TREES.
19. THE IRRIGATION SYSTEM FOR EACH CONSTRUCTION PHASE SHALL BE REVIEWED AND APPROVED BY THE CITY'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THAT PHASE. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH FINANCIAL INSTRUMENT DEPOSITED WITH THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THAT CONSTRUCTION PHASE.
20. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS TO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION, DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE ELEMENTS ON THIS PLAN.
21. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT OR OTHER MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST 3 CU.YDS. PER 1,000 S.F.
22. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
23. SIGHT DISTANCE EASEMENT IS AN EASEMENT REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW. THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR LEVEL GRADE.

SIGHT DISTANCE CONT.

(1) STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED (24) INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS:

A). FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORIST.

B). DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREES ARE TRIMMED SO THAT NO PORTION THEREOF OR LEAVES THERREON HANG LOWER THAN (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORIST. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT THE LINE OF SIGHT FOR MOTORIST SHALL BE REMOVED BY OWNER.

FOR NON-LEVEL GRADE AREAS, THESE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VIABILITY.

24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
26. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
28. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
29. REFER TO ENGINEERING PLANS FOR GRADING, SIDEWALK, AND DRAINAGE INFORMATION AND LOCATION.
30. ALL PERENNIAL, ANNUAL, AND GROUND COVER PLANTINGS ARE TO BE EQUALLY SPACED USING TRIANGULAR SPACING. UNLESS SHOWN AS IRREGULAR SPACING, ALL SHRUB PLANTINGS BY SPECIES ARE TO BE EQUALLY SPACED USING SPACING SHOWN ON LANDSCAPE PLANS.
31. ALL TREES ARE TO BE GUYED FOR A PERIOD OF ONE YEAR PER THE DETAILS.

RIGDEN FARM 7th FILING, THE WILLOW

FORT COLLINS, COLORADO

Date	6/18/01
Proj No	
Drawn	TAD
Checked	TAD

Date	Issue
6/18/01	PDP SUBMITTAL
8/29/01	CLIENT REVIEW
09/25/2001	PDP Submittal 75% CD Set

LANDSCAPE PLAN

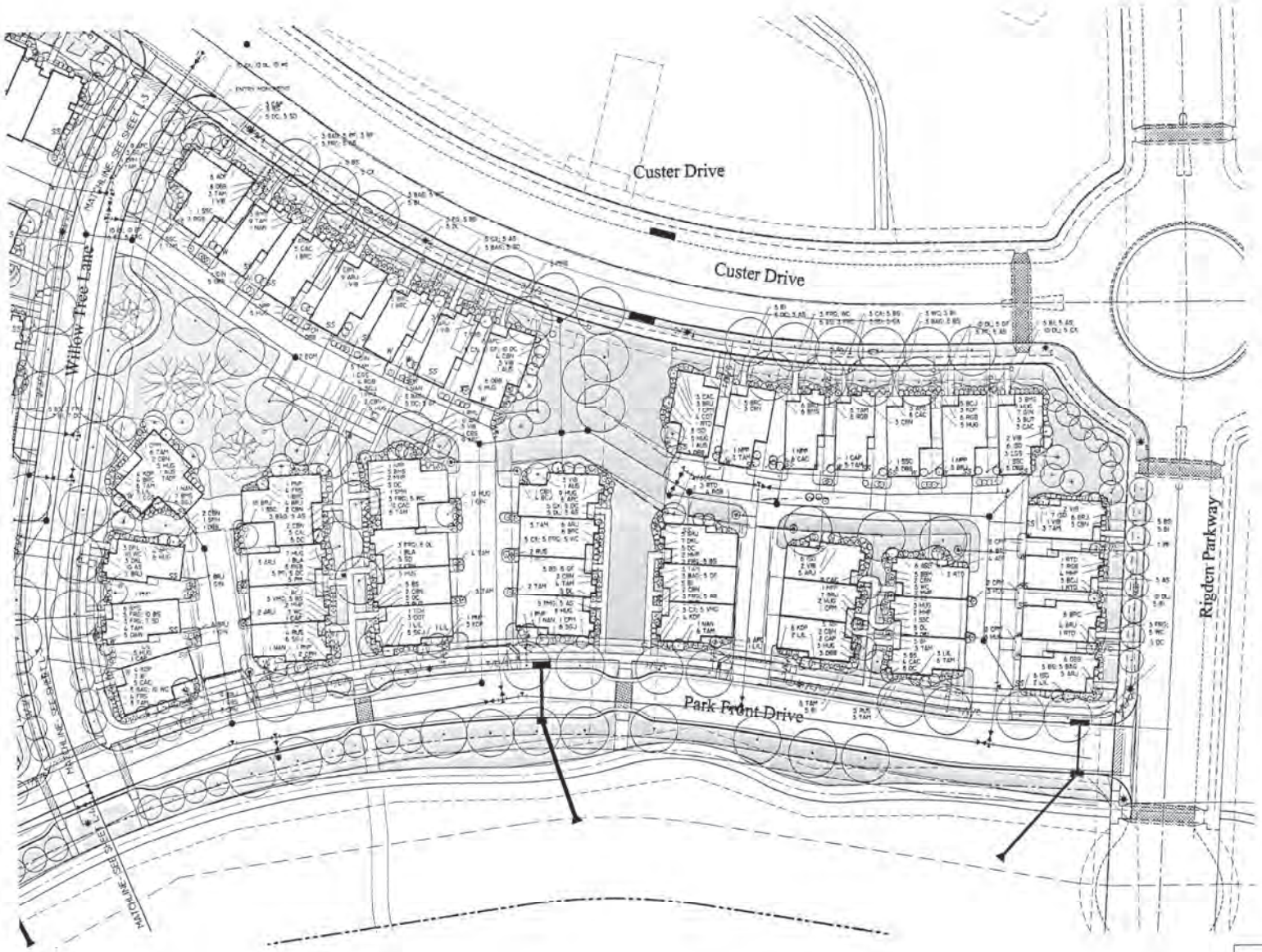
L-1

SHEET 4 OF 8

R-82 2296

R-82 2296

Tim Dunn and Assoc.
Landscape Architecture
6948 Deventry Pl.
Castle Rock, Colorado
(303) 814-7776
(303) 814-7779 Fax



RIGDEN FARM 7th FILING, THE WILLOW

FORT COLLINS, COLORADO

Date	
Proj. No.	
Drawn	
Checked	

Date	Issue
6/16/01	PDP SUBMITTAL
8/23/01	CLIENT REVIEW
09/25/2001	PDP Submittal
	75% CD Set

LANDSCAPE PLAN

BEFORE YOU DIG
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

L-2
SHEET 5 OF 8

R-82 2296

R-82 2296

Tim Dunn and Assoc.
Landscape Architecture
8648 Deventy Pl.
Castle Rock, Colorado
(303) 814-7776
(303) 814-7779 Fax

RIGDEN FARM 7th FILING, THE WILLOW

FORT COLLINS, COLORADO

Date	
Proj. No.	
Drawn	TAD
Checked	TAD

Date	Issue
5/18/01	PDP SUBMITTAL
8/20/01	CLIENT REVIEW
09/25/2001	PDP Submittal
	75% CD Set

NORTH
SCALE: 1" = 30'

BEFORE YOU DIG
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CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

LANDSCAPE PLAN

L-3
SHEET 8 OF 8

R-82 2296

R-82 2296

Tim Dunn and Assoc.
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6848 Delaney Pl.
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(303) 814-7779 Fax

RIGDEN FARM 7th FILING, THE WILLOW

FORT COLLINS, COLORADO

Date	
Proj. No.	
Drawn	
Checked	

Date	Issue
8/18/01	PDP SUBMITTAL
8/29/01	CLIENT REVIEW
09/25/2001	PDP Submittal 75% CD Set

NORTH

0 15 30 60

SCALE: 1" = 30'

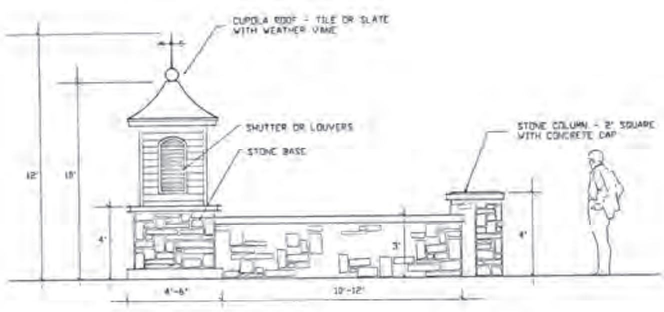
BEFORE YOU DIG
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

LANDSCAPE PLAN

L-4
SHEET 7 OF 8

R-82 2296

R-82 2296



ENTRY MONUMENT ELEVATION - CUSTER & WILLOW DRIVE

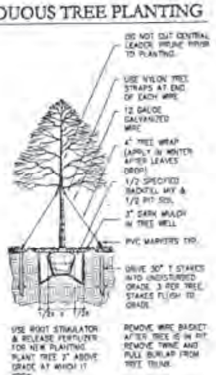
KIM LIGHT FIXTURE
VSB1C Square Bollard
Single Function, Vandal-Resistant,
Concrete Shaft

VSB1C / METAL HALIDE / 70 MH 120 / DB-P CAR NO-D SHAFT

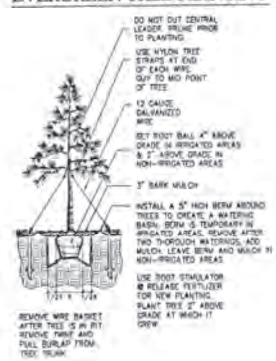
HEIGHT 43"
WIDTH 8"
FASTEN ONTO 4" CONC. PEDISTOL

LANDSCAPE LIGHT BOLLARD STANDARD

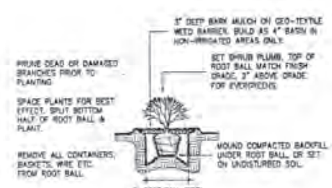
DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING



SHRUB PLANTING



BEFORE YOU DIG
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LANDSCAPE PLANT LIST

%	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE AND CONDITION
			DECIDUOUS CANOPY TREES		
14	20	EQM	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	2" CAL. B&B
11	16	HBY	HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B
10	15	MAN	MANCHURIAN ASH	FRAXINUS MANDSHURICA	2" CAL. B&B
8	11	BLA	BLACK ASH	FRAXINUS NIGRA	2" CAL. B&B
8	12	PHA	PATMORE GREEN ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2" CAL. B&B
12	17	SHH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL. B&B
8	11	KYT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2" CAL. B&B
8	11	BRO	BUR OAK	QUERCUS MACROCARPA	2" CAL. B&B
5	7	SEO	SKYMASTER ENGLISH OAK	QUERCUS ROBUR 'SKYMASTER'	2" CAL. B&B
9	13	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL. B&B
7	10	RML	REDMOND AMERCIAN LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL. B&B
100%	143				
			EVERGREEN TREES		
00	9	AUS	AUSTRIAN PINE	PINUS NIGRA	6'-8' AVG. HT. B&B
00	7	CGS	COLORADO GREEN SPRUCE	PICEA PUNGENS	6'-8' AVG. HT. B&B
00	9	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS VAR. GLAUCA	6'-8' AVG. HT. B&B
00	8	PPN	PONDEROSA PINE	PINUS PONDEROSA	6'-8' AVG. HT. B&B
00	11	PNP	PINON PINE	PINUS EDULIS	6'-8' AVG. HT. B&B
100%	44				
			DECIDUOUS ORNAMENTAL TREES		
00	19	CAP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	1 1/2" CAL. B&B; SINGLE STEM
00	13	GIN	AMUR MAPLE	ACER GINNALA	1 1/2" CAL. B&B; MULTI-STEM
00	21	NPP	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	1 1/2" CAL. B&B; SINGLE STEM
00	14	SSC	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1 1/2" CAL. B&B; SINGLE STEM
00	13	WHN	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	1 1/2" CAL. B&B; MULTI-STEM
00	12	SSB	SHADBLOW SERVICEBERRY	AMELANCHIER ALNIFOLIA	1 1/2" CAL. B&B; MULTI-STEM
00	16	TCH	THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI INERMIS	1 1/2" CAL. B&B; SINGLE STEM
100%	108				
			EVERGREEN SHRUBS		
	77	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. CONT. 24" MIN. SPREAD
	178	BRJ	BROADMOOR JUNIPER	JUNIPERUS SABINA BROADMOOR	5 GAL. CONT. 24" MIN. SPREAD
	243	HUG	HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL. CONT. 24" MIN. SPREAD
	190	ARJ	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL. CONT. 24" MIN. SPREAD
	252	TAM	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. CONT. 24" MIN. SPREAD
	58	MHP	MUGHO PINE	PINUS MUGHO MUGHUS	5 GAL. CONT. 24" MIN. SPREAD
	93	SGJ	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL. CONT. 24" MIN. SPREAD
	1090				
			DECIDUOUS SHRUBS		
	74	FRS	FROEBEL SPIREA	SPIRAEA JAPONICA 'FROEBELII'	5 GAL. CONT. 24" MIN. SPREAD
	34	KDP	KATHERINE DIKE'S POTENTILLA	POTENTILLA 'KATHERINE DIKE'S'	5 GAL. CONT. 24" MIN. SPREAD
	28	DAW	DWARF ARTIC WILLOW	SALIX PURPUREA NANA	5 GAL. CONT. 24" MIN. SPREAD
	57	CBN	COLUMNAR BUCKTHORN	RHAMNUS FRANGULA 'COLUMNARIS'	5 GAL. CONT. 24" MIN. SPREAD
	120	APC	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT. 24" MIN. SPREAD
	116	BMS	BLUE MIST SPIREA	SPIRAEA CARYOPTERIS INCANA	5 GAL. CONT. 24" MIN. SPREAD
	67	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL. CONT. 24" MIN. SPREAD
	126	ISD	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'	5 GAL. CONT. 24" MIN. SPREAD
	26	BBM	BOUQUET BLANC MOCKORANGE	PHILADELPHUS X VIRGINALIS 'BOUQUET BLANC'	5 GAL. CONT. 24" MIN. SPREAD
	115	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL. CONT. 24" MIN. SPREAD
	141	CAC	COMPACT AMERI. CRANBERRY	VIBURNUM TRILOBUM COMPACTUM	5 GAL. CONT. 24" MIN. SPREAD
	98	RGB	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	5 GAL. CONT. 24" MIN. SPREAD
	66	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL. CONT. 24" MIN. SPREAD
	125	BRC	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	5 GAL. CONT. 24" MIN. SPREAD
	92	BUT	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEJA DAVIDII NANHOENSIS 'PETITE PLUM'	5 GAL. CONT. 24" MIN. SPREAD
	45	ADF	ARNOLD DWARF FORSYTHIA	FORSYTHIA ARNOLD DWARF	5 GAL. CONT. 24" MIN. SPREAD
	56	DKL	DWARF KOREAN LILAC	SYRINGA MEYERI	5 GAL. CONT. 24" MIN. SPREAD
	15	COT	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	5 GAL. CONT. 24" MIN. SPREAD
	22	CPM	CISTENA PLUM	PRUNUS CISTENA	5 GAL. CONT. 24" MIN. SPREAD
	00	RTD	BAILEY REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL. CONT. 24" MIN. SPREAD
	21	NAN	NANKING CHERRY	PRUNUS TOMENTOSA	5 GAL. CONT. 24" MIN. SPREAD
	43	LIL	CHINESE LILAC	SYRINGA X CHINENSIS	5 GAL. CONT. 24" MIN. SPREAD
	51	VIB	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	5 GAL. CONT. 24" MIN. SPREAD
	1538				
			ORNAMENTAL GRASSES		
	121	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	1 GAL. CONT.
	144	BAO	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	1 GAL. CONT.
	22	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	5 GAL. CONT.
	27	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS PURPURASCENS	5 GAL. CONT.
	314				
			GROUND COVERS, VINES & PERENNIAL FLOWERS		
	117	GF	GAYFEATHER	LIATRIS	1 GAL. CONT.
	259	DC	DWARF DOUBLE COREOPSIS	COREOPSIS GRANDIFLORA 'SUNRAY'	1 GAL. CONT.
	97	BF	BURGUNDY BLANKET FLOWER	GAILLARDIAX GRANDIFLORA 'BURGUNDY'	1 GAL. CONT.
	255	CX	CREEPING PHLOX	PHLOX SUBULATA (WHITE, PURPLE)	1 GAL. CONT.
	174	BI	BLUE SIBERIAN IRIS	IRIS SIBERICA	1 GAL. CONT.
	332	DL	STELLA D'ORO DAYLILLY	HEMEROCALLIS	1 GAL. CONT.
	15	PM	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL. CONT.
	149	WC	WILD CRANSEBILL	GERANIUM CAESPITOSUM	1 GAL. CONT.
	55	PF	PIN CUSHION FLOWER	SCABIOSA CAUCASCIA	1 GAL. CONT.
	119	SD	CORAL CARPET SEDUM	SEDUM ALBUM	1 GAL. CONT.
	224	AS	FALL ASTER	ASTER VIMINEUS 'VIOLET CARPET'	1 GAL. CONT.
	196	BS	BLACK EYED SUSAN	RUDBECKIA LACINIATA	1 GAL. CONT.
	55	BX	BLUE FLAX	LINUM LEWSII	1 GAL. CONT.
	2047				
			ANNUALS		
	[illegible]	SS	SCARLET SAGE	SALVIA SPENDENS 'RED HUSSAR'	2 1/4" POTS
	[illegible]	PP	PINK PETUNIAS	PETUNIA SP.	2 1/4" POTS
	00	RP	RED PETUNIAS	PETUNIA SP.	2 1/4" POTS
	00	OM	ORANGE MARIGOLDS	MARIGOLD SP.	2 1/4" POTS
	00	LB	BLUE LOBELIA	LOBELIA ERINUM 'BLUE'	2 1/4" POTS
			HARMONY CORRIDOR BLEND SEED MIX		
			NATIVE GRASS SEED MIXTURE		

Tim Dunn and Assoc.
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6946 Daventry Pl
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RIGDEN FARM 7th FILING,
THE WILLOW
FORT COLLINS, COLORADO

Date	6/15/01
Proj No.	
Drawn	TAO
Checked	TAO

Date	Issue
6/15/01	PDP SUBMITTAL
8/29/01	CLIENT REVIEW
09/25/2001	PDP Submittal
	75% CD Set

NOTES & DETAILS

L-5
SHEET 8 OF 8

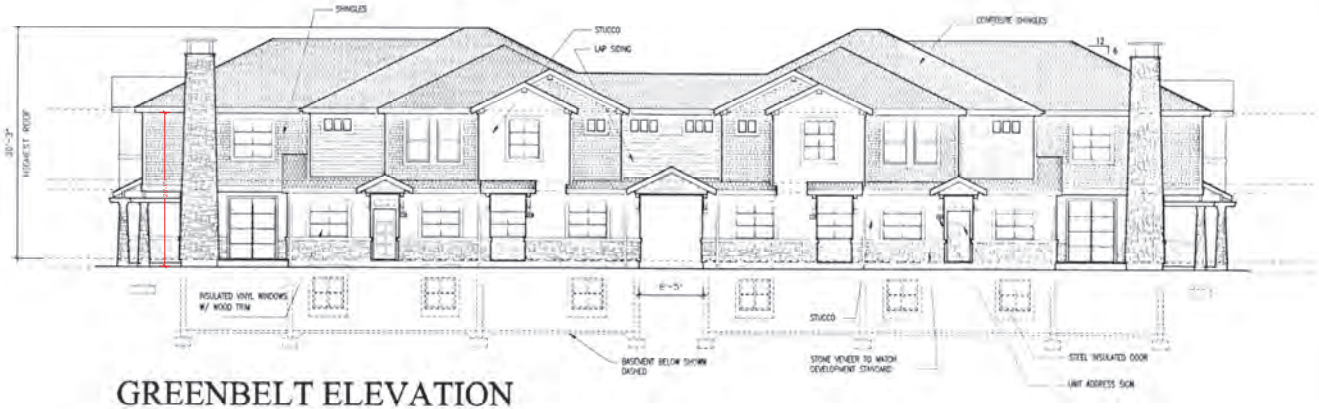
R-82 2296

R-82 2296

R-82 2296

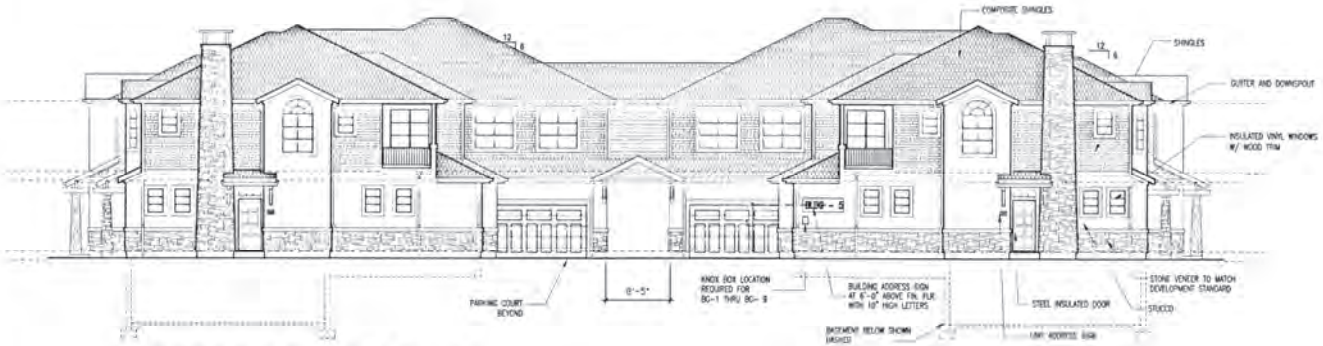
SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GREENBELT ELEVATION

SCALE: 1/8" = 1'-0"



STREET ELEVATION

SCALE: 1/8" = 1'-0"

RIGDEN FARM, 7TH FILING, THE WILLOW

FORT COLLINS, COLORADO

TUSCANY PROPERTIES, L.L.C.

VAN TILBURG

R-82 2296

12-20-01

3 OF 8

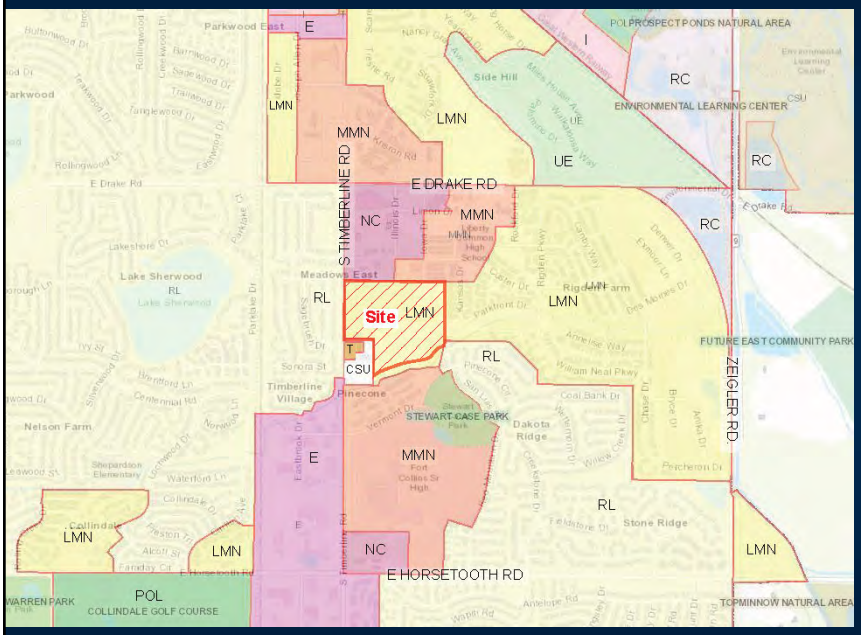
1

Agenda Item Overview

- Rezoning request for the Timberline Church Campus
- 1,275 feet south of the intersection of Timberline and Drake Roads

2

2

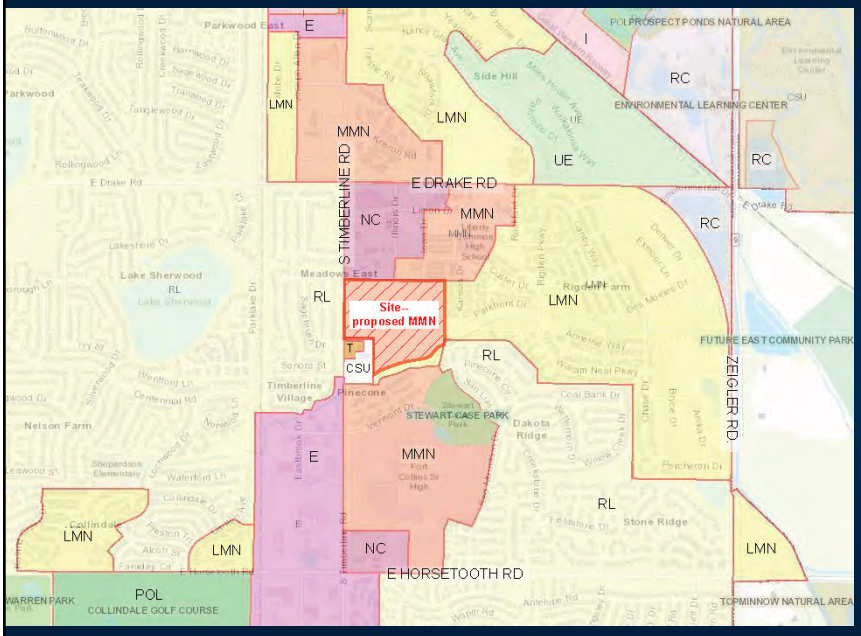


Existing Zoning

Low Density Mixed-Use Neighborhood (L-M-N)

3

3



Proposed Zoning

Medium Density Mixed-Use Neighborhood (M-M-N)

4

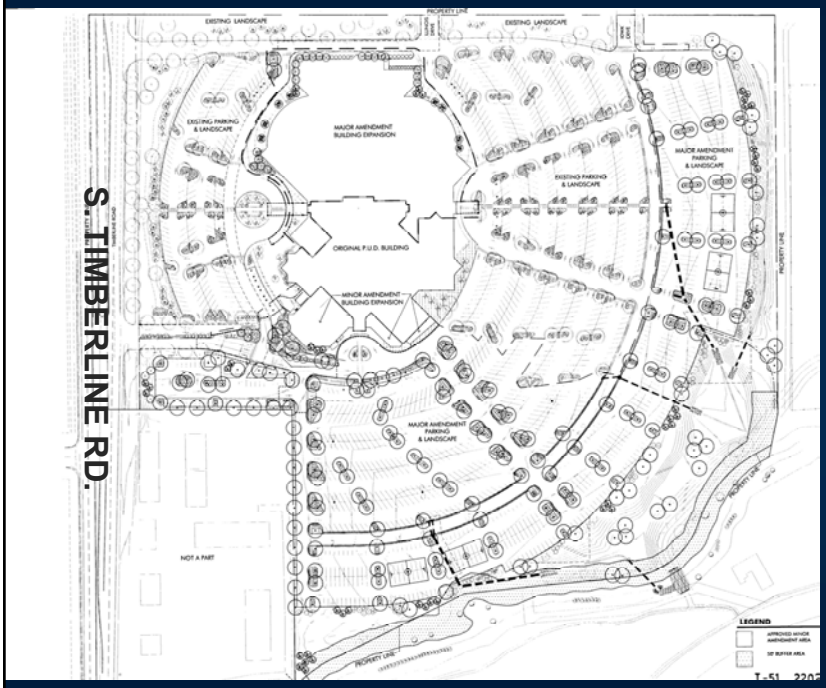
4

Agenda Item Overview

- 32.79-acre Campus
- First approved in 1999
- Overview of surrounding uses and features

5

5

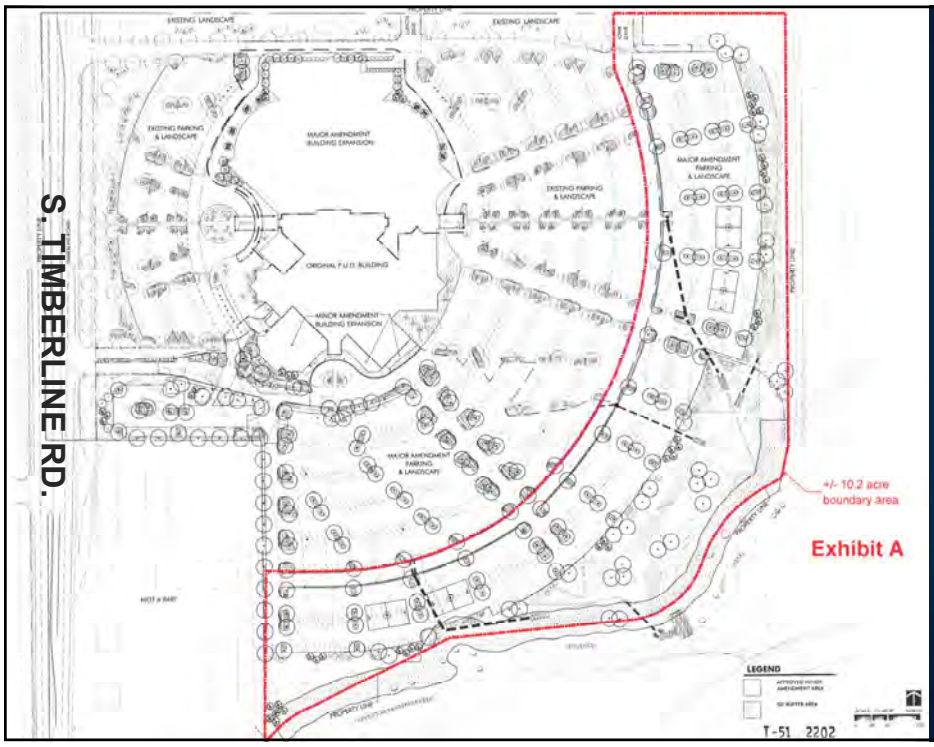


Existing Campus Plan

- Two building phases. First phase completed, includes main church parking on the site.
- Second building phase and parking was envisioned, but never constructed

6

6



Housing Infill

Applicant proposes MMN to support future infill housing on the site and enable higher density housing.

7

7

Rezoning Review Criteria
Division 2.9 – Amendment to Zoning Map

Review governed by 5 criteria:

Is the proposed Amendment:

1. Consistent with the comprehensive plan (City Plan);
2. and/or warranted by changed conditions.

Additional factors:

3. Compatible with surrounding uses;
4. Impacts to the natural environment; and
5. A logical and orderly development pattern

8

8

Planning and Zoning Board Work Session Questions

City staff:

1. Why no neighborhood meeting?
2. RL – Buffering between RL and the site?
3. Sketch showing the recommended height transitions along the east property line?

Applicant:

4. Why rezone the whole site?
5. Why are your proposing the rezone, what will be proposed?
6. CSU – what is their involvement?

9

9

10

10

Rezoning Review Criteria
Division 2.9 – Amendment to Zoning Map

Review governed by 5 criteria:

Is the proposed Amendment:

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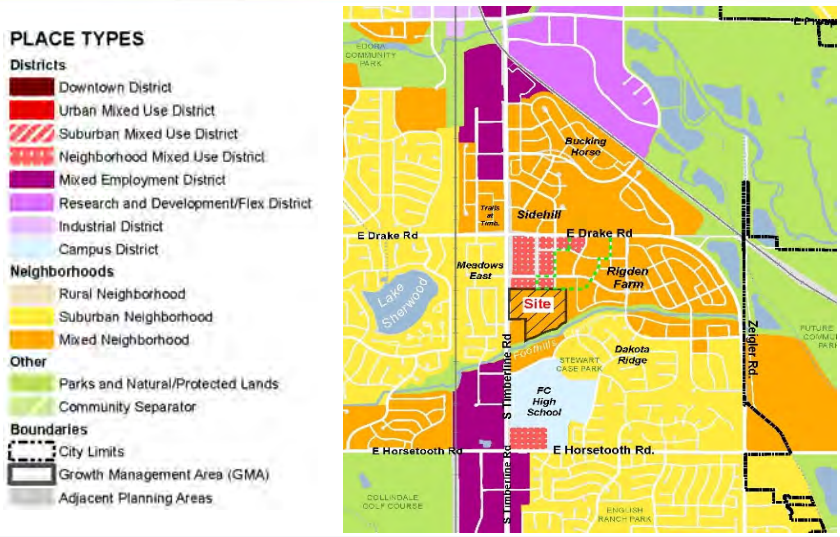
11

11

Criterion 1 -- Consistency with the City's Comprehensive Plan (City Plan)



3 parts to this:

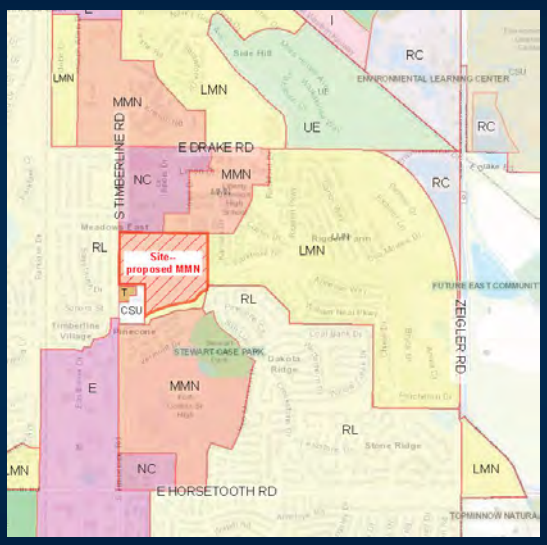
1. Consistent with Structure Plan Map (place types)
2. Consistent with **Mixed-Neighborhood place type**
3. Consistent with City Plan Principles and Policies

12

12

Criterion 1 -- Consistency with the Structure Plan

City Structure Plan



Proposed Zoning

13

13

City of Fort Collins

Criterion 1
Consistency with the Mixed-Neighborhood Place Type

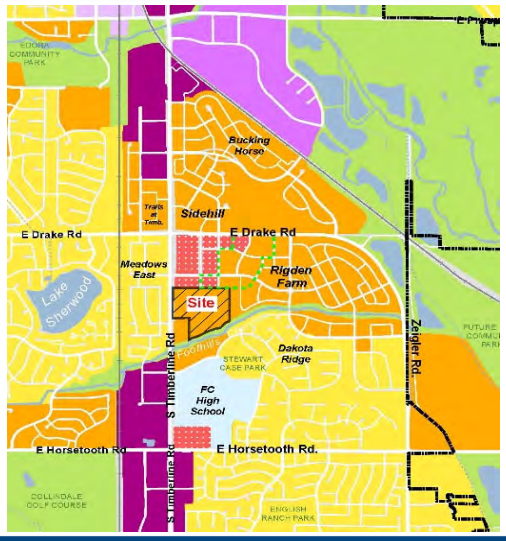
Location meets the purpose of the **Mixed-Neighborhood place type** and MMN zone:

- Access to a Neighborhood Center -- within walking/biking distance of services, amenities, and high-frequency transit;
- Becomes important with higher densities

14

14

Criterion 1
Consistency with the Mixed-Neighborhood Place Type



Mixed-Neighborhood place type characteristics:

- ***Principal Land Uses*** *in the Mixed-Neighborhood place type: Single-family detached homes, duplexes, triplexes and townhomes.*
- ***Supporting Land Uses*** *in the Mixed-Neighborhood place type: ADUs, small scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, places of worship.*
- *Between five and 20 principal dwelling units per acre, typically equates to an average of seven to 12 dwelling units per acre.*

15

15

Criterion 1
Consistency with the Mixed-Neighborhood Place Type

Mixed-Neighborhood place type: *Between five and 20 principal dwelling units per acre, typically equates to an average of seven to 12 dwelling units per acre.*

Overall density within the Mixed-Neighborhood place type around the property:

Projects in the Mixed-Neighborhood Placetype:	Total acres:	Maximum Density:
Pinecone Apts. MMN	15 acres	12.89 units/acre
Rigden Farm LMN	215 acres	8.9 units/acre
Rigden Farm MMN	24 acres	21.4 units/acre
Mixed-Neighborhood Totals:	254	14.4 units/acre

16

16

City of Fort Collins

Criterion 1
Consistent with City Plan Principles and Policies

City Plan provides guidance that the Structure Plan is not intended to be used as a stand-alone tool; rather, it should be considered in conjunction with the accompanying principles, goals and policies contained in City Plan as a tool to guide future growth and development.

PRINCIPLE LIV 2: Promote Infill and Redevelopment:

POLICY LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: Infill of existing surface parking lots—particularly in areas that are currently, or will be, served by bus rapid transit (BRT) and/or high-frequency transit in the future.

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City of Fort Collins

Criterion 1
Consistent with City Plan Principles and Policies

Strategies that promote compatibility:

a) LIV 3.6: Utilize building materials, architectural details, color range, building massing, and relationships to streets and sidewalks that are tailored to the surrounding area.

b) LIV 4.2: Incorporate context-sensitive buildings and site features (e.g., similar size, scale and materials);

c) LIV 4.2: Continue established block patterns and streets to improve access to services and amenities from the adjacent neighborhood;

d) LIV 4.2: Locate parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

e) LIV 3.1: Design streets as public amenities with the comfort and enjoyment of pedestrians in mind.

f) LIV 3.5: Design the development to distinctive, not consisting solely of repetitive design.

18

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City of Fort Collins

Criterion 1
Consistent with City Plan Principles and Policies

Key Policies:

Compliance with Mixed-Neighborhood place type characteristics (page 98):

- *Utilizing "small scale multifamily buildings" as a supporting land use.*
- *Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.*

Compliance with City Plan Principles and Policies:

- LIV 2: promote and encourage infill and redevelopment;
- LIV 4.2: ensuring development is compatible with the character of the surrounding neighborhood or area

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City of Fort Collins

Criterion 2
and/or Warranted by Changed Conditions

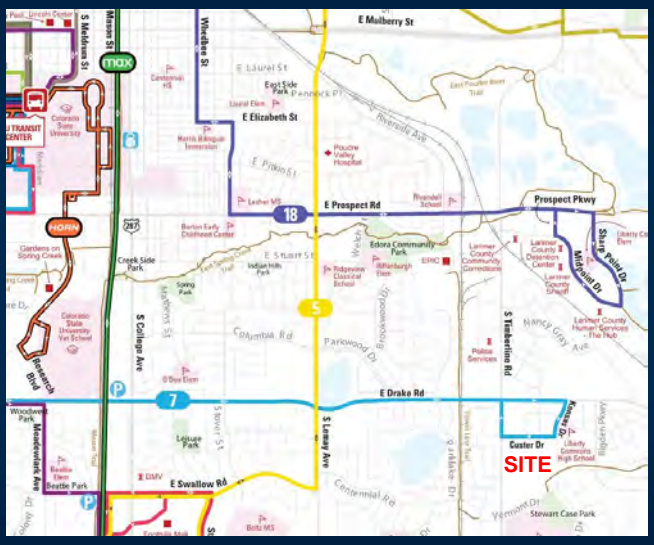
Five notable conditions have changed in the area since the Timberline Church was originally constructed, all of which support a change in zoning to MMN:

1. The Rigden Farm Neighborhood Center has been constructed.
2. Higher density housing to the north and east within Rigden Farm; higher densities concentrated near the Neighborhood Center.
3. High Frequency bus transit available.

20

20

Criterion 2 and/or Warranted by Changed Conditions



Current Routes

Transit Vision Network

21

21

City of Fort Collins

Criterion 2 and/or Warranted by Changed Conditions

4. Improvements to the Drake/Timberline intersection have been constructed.
5. The original plan for the Timberline Church Campus, which envisioned a second building phase for a maximum 3,500-person seating capacity, is no longer proposed.

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City of Fort Collins

Criterion 3
Compatible with Existing and Proposed Uses

Characteristics of the subject property and surrounding area which support MMN zoning:

- Property abuts existing MMN developments to the north and south of the church property -- Pinecone Apartments and Brooklyn Townhomes
- LMN housing to east -- near the highest permitted density in the LMN zone
- The Foothills Channel and stormwater detention areas to the south and southeast help provide a buffer transition.

23

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City of Fort Collins

Criterion 3
Compatible with Existing and Proposed Uses

Characteristics of the subject property which could lead to compatibility issues with MMN buildings:

- Long, linear shape of the redevelopment area;
- Open, unrestricted views towards the property from the Willow development to the east and;
- Lack of public streets surrounding the redevelopment area;
- Existing size and scale of nearby buildings in comparison to the MMN zone, which has few restrictions to limit the overall size of multifamily buildings.

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Site Context Analysis
Views to West
Timberline
Church Campus
S. Timberline Rd.
C.S.U.
25

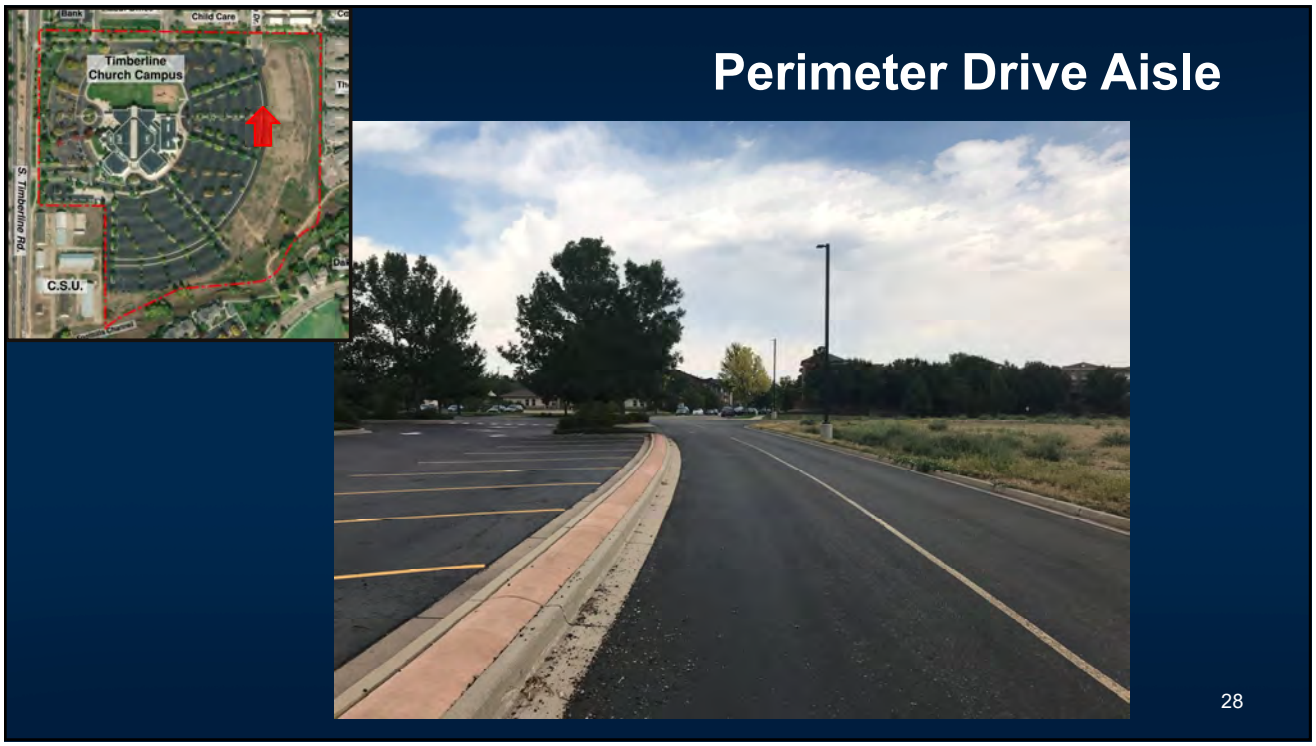
25

East Perimeter Channel
Timberline
Church Campus
S. Timberline Rd.
C.S.U.
26

26

East Perimeter Channel
Timberline
Church Campus
C.S.U.
27

27


Timberline
Church Campus
S. Timberline Rd.
C.S.U.
Perimeter Drive Aisle
28

28

Timberline
Church Campus
S. Timberline Rd.
C.S.U.
Pedestrian
Connection
To East
29

29

East Pedestrian Connection
Timberline
Church Campus
S. Timberline Rd.
C.S.U.
30

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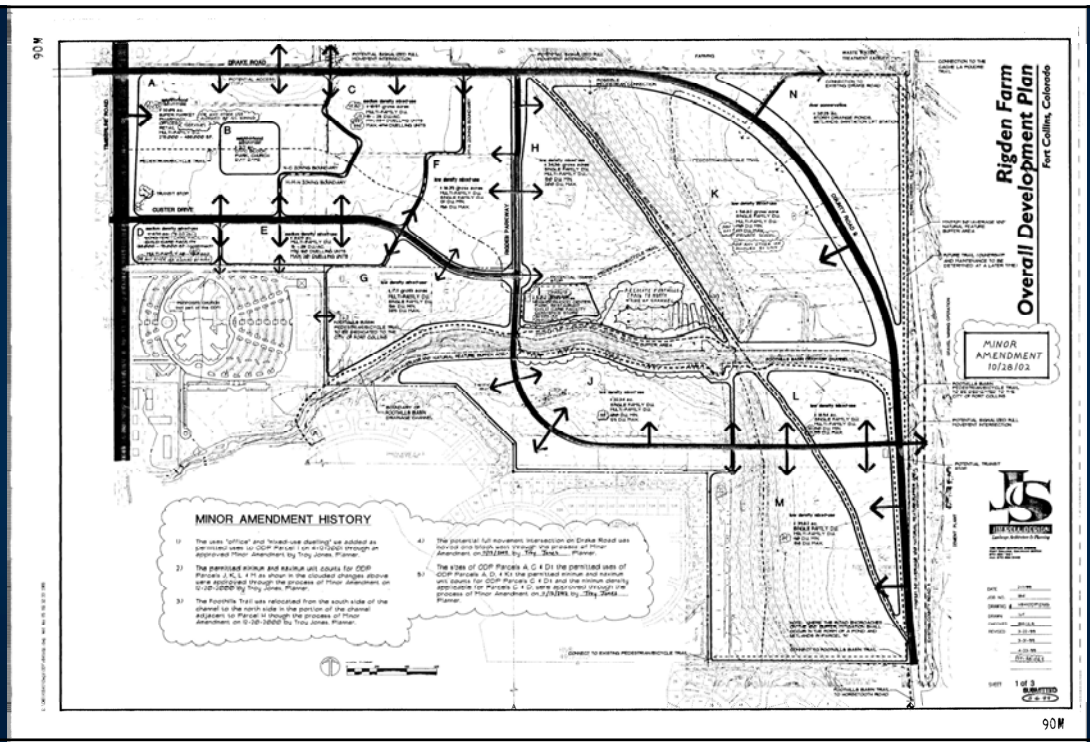
Rigden Farm
Overall Development Plan
Fort Collins, Colorado
MINOR AMENDMENT 10/28/02
MINOR AMENDMENT HISTORY
DRAKE ROAD
CUSTER DRIVE
A
B
C
D
E
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M
N

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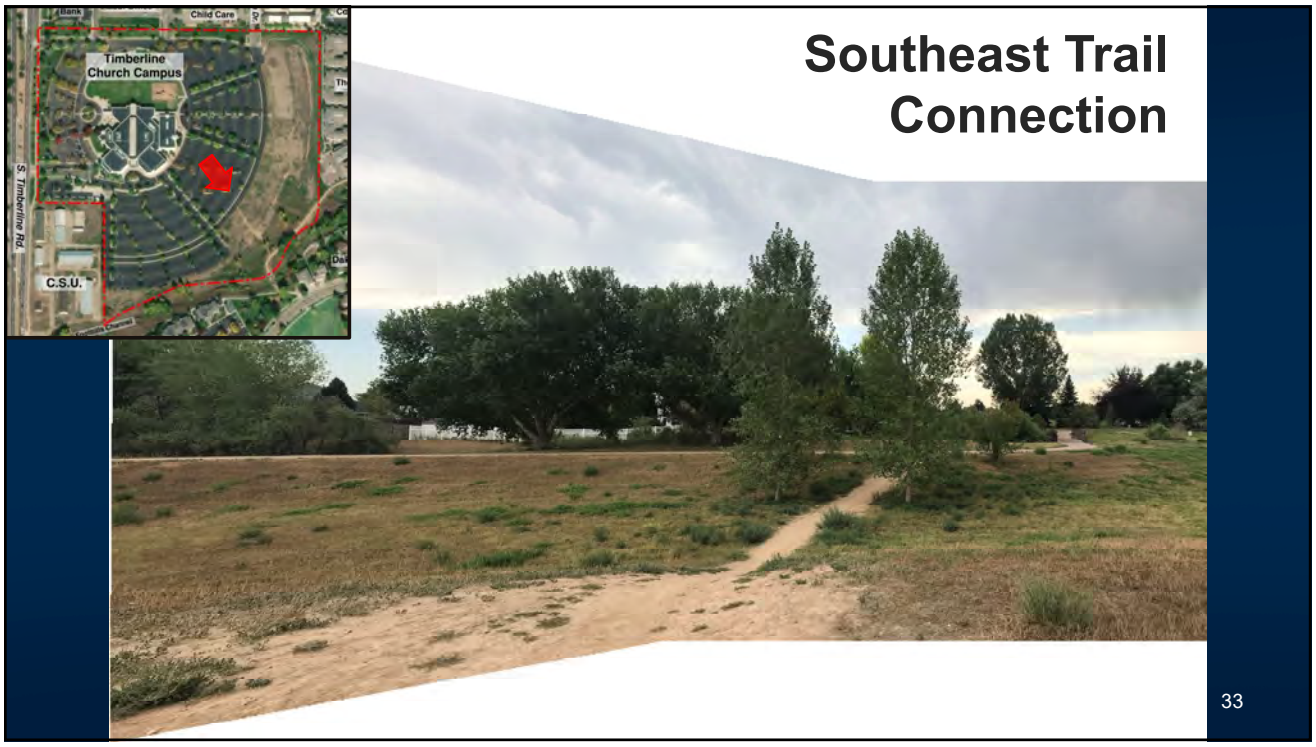
Southeast Perimeter
Timberline Church Campus
S. Timberline Rd
C.S.U.
Bank
Child Care

32

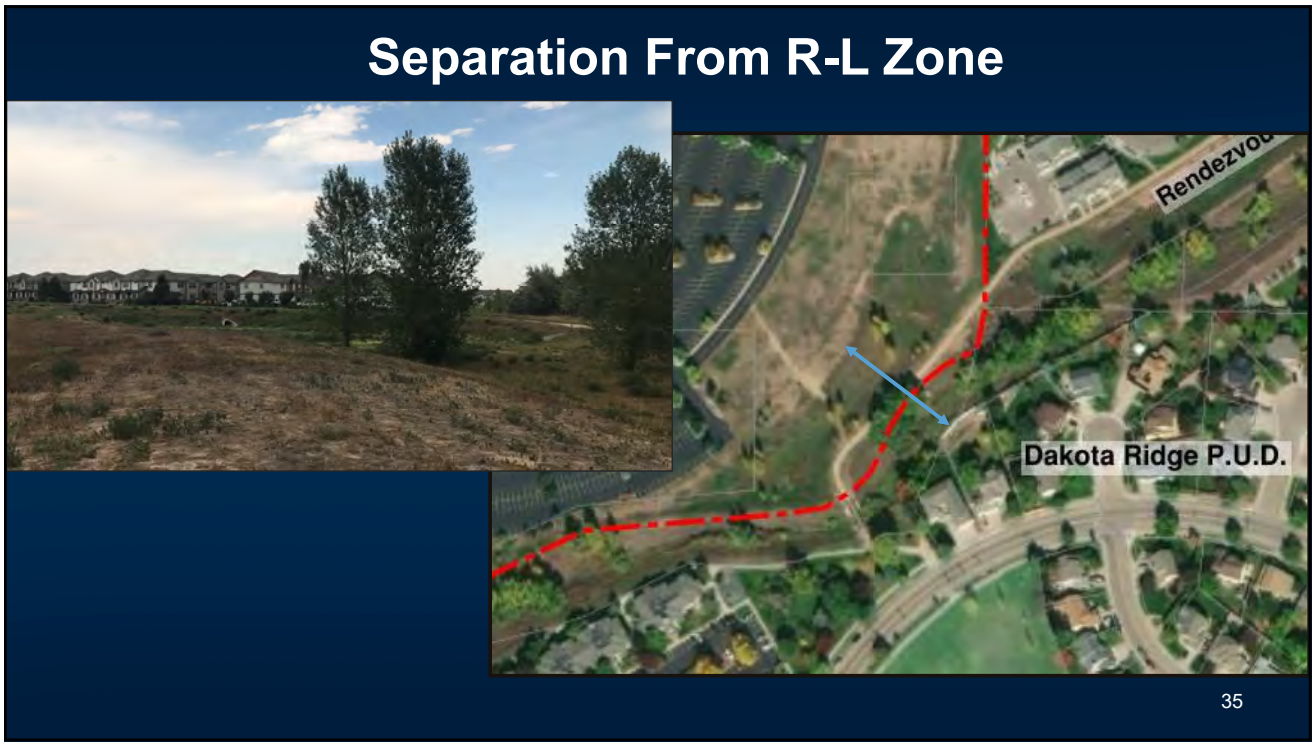
32


Southeast Trail Connection
Timberline Church Campus
C.S.U.
S. Timberline Rd.
33

33

Views to East
Timberline Church Campus
C.S.U.
S. Timberline Rd.
34

34


Separation From R-L Zone
Dakota Ridge P.U.D.
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Views to South
Timberline Church Campus
S. Timberline Rd
C.S.U.
36

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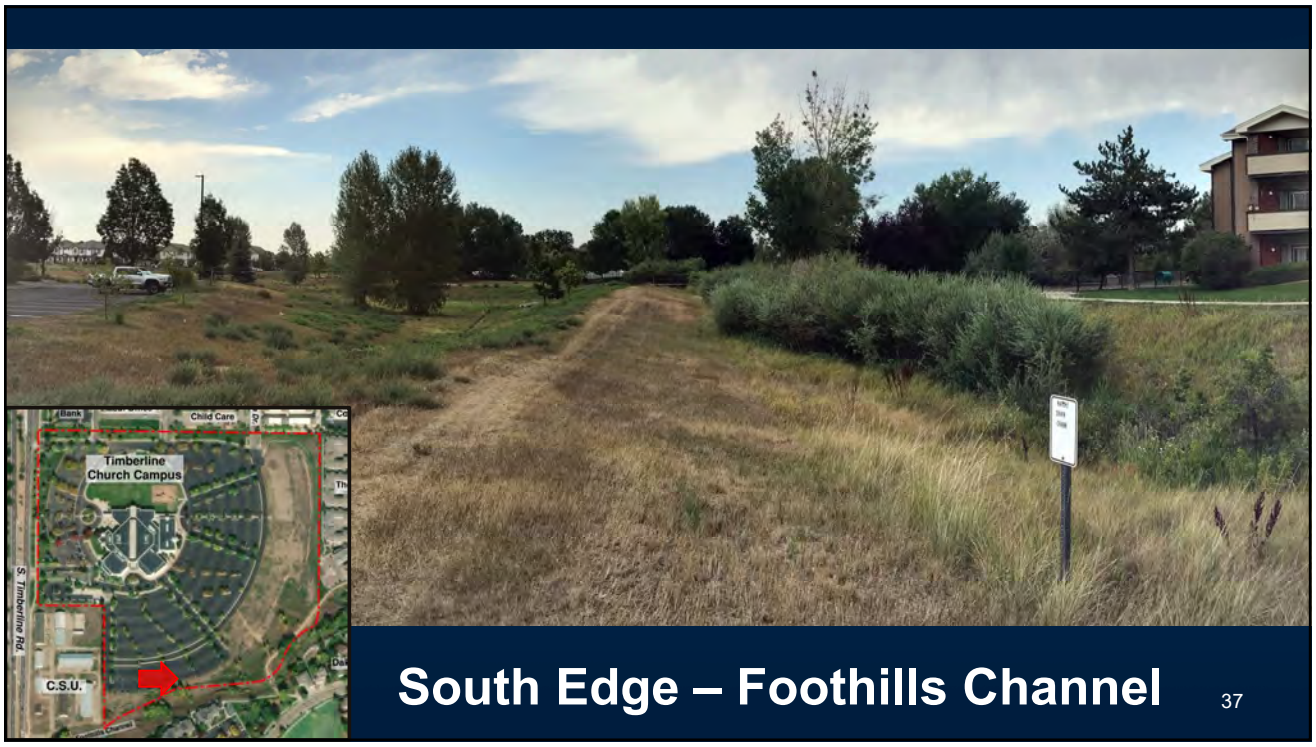
Timberline
Church Campus
S. Timberline Rd.
C.S.U.
South Edge – Foothills Channel
37

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Timberline
Church Campus
S. Timberline Rd.
C.S.U.
South Edge – Foothills Channel
38

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City of Fort Collins

Criterion 4
Adverse impacts on the natural environment

Foothills Channel

Criterion 4: Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.

- The proposed rezone to MMN is not anticipated to have significant impacts to the natural environment.
- The Foothills Channel represents a significant habitat feature adjacent to the proposed infill housing. This habitat feature requires protection regardless of whether the development is rezoned. Additionally, code requirements for stormwater detention and water quality treatment are not affected by the rezoning.

39

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Criterion 5:
Logical and Orderly Development Pattern

Criterion 5: Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Logical and orderly development pattern which reflects the unique context of the site:

- Continues the range of densities from east to west, serving as a logical transition to MMN zoning on the subject property, with conditions to provide a design transition.

40

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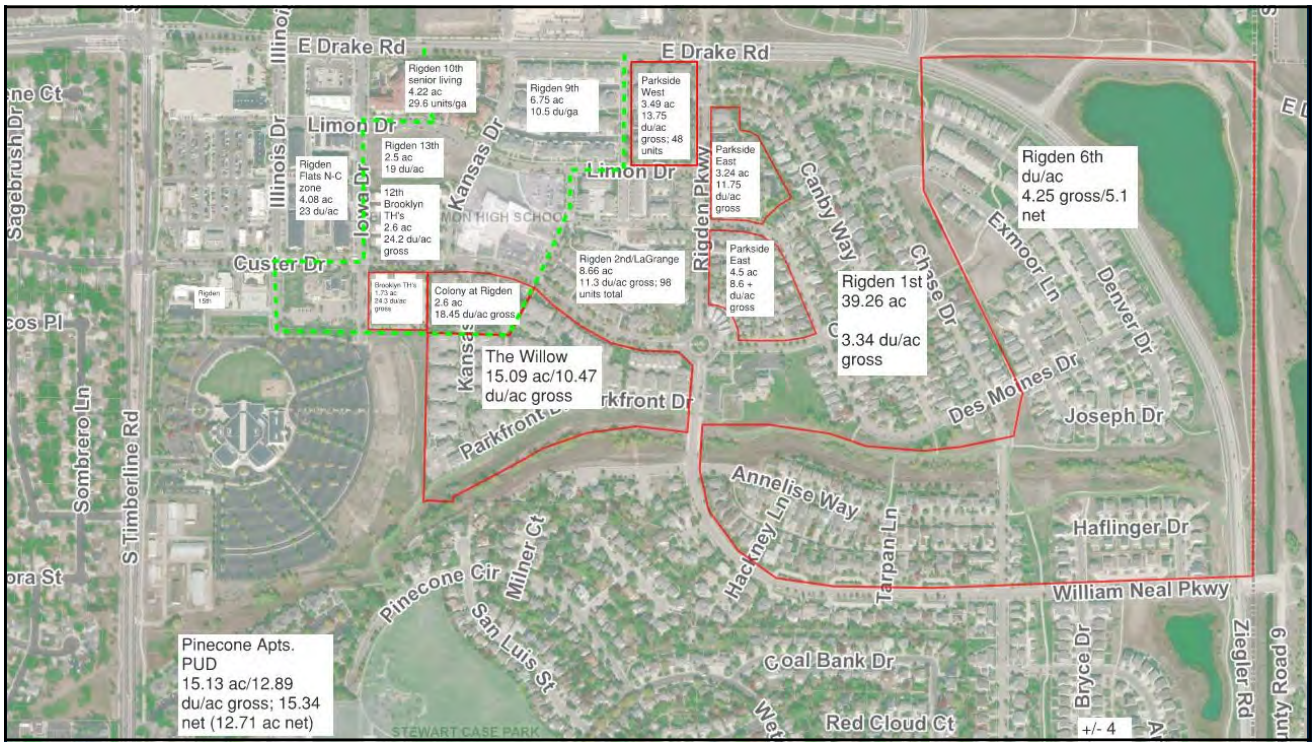

41

Criterion 5: Logical and Orderly Development Pattern

Reflects the unique context of the site:

- East and south buffer provided -- Existing drainage and stormwater detention areas and Foothills Channel.
- Close to the existing Neighborhood Center, integration into the surrounding neighborhoods' street and pedestrian networks, meets purpose of the MMN zone.

42

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Compatibility Analysis and Recommendations

The following strategies promote compatibility by addressing City Plan Mixed Neighborhood Placetype Characteristics:

- Utilizing "small scale multifamily buildings" per the Mixed Neighborhood place type
- Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.

The following strategies promote compatibility by addressing City Plan Principles and Policies:

- Utilize building materials, architectural details, color range, building massing, and relationships to streets and sidewalks that are tailored to the surrounding area.
- Incorporate context-sensitive buildings and site features (e.g., similar size, scale and materials);
- Continue established block patterns and streets to improve access to services and amenities from the adjacent neighborhood;
- Locate parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

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Elements of size and scale for multifamily buildings

Multi-family and Attached Housing Located Around the Property:

Name and distance from property	Building length	Stories	Height to roof peak	Height to eave	Dwellings per building	Housing type	Max. Density DU/gross acre	Zone
Brooklyn Rowhouses 20 ft.	234 ft	2	35 ft	25 ft	11 max	multifamily	24.3	M-M-N
The Willow at Rigden, 30 ft.	150 ft	2	30' – 3"	20 ft	12 max	Single family attached	10.47	L-M-N
Pinecone Apartments 100 ft.	150 ft, 106 ft, 80 ft	3	33 ft	26 ft	24, 15, 12	multifamily	12.89	M-M-N
The Colony at Rigden 90 ft.	174 ft	3	40 ft	29 ft	24	multifamily	18.5	M-M-N

Compliance with Mixed-Neighborhood place type characteristics (page 98):

- *Utilizing "small scale multifamily buildings" as a supporting land use.*
- *Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.*

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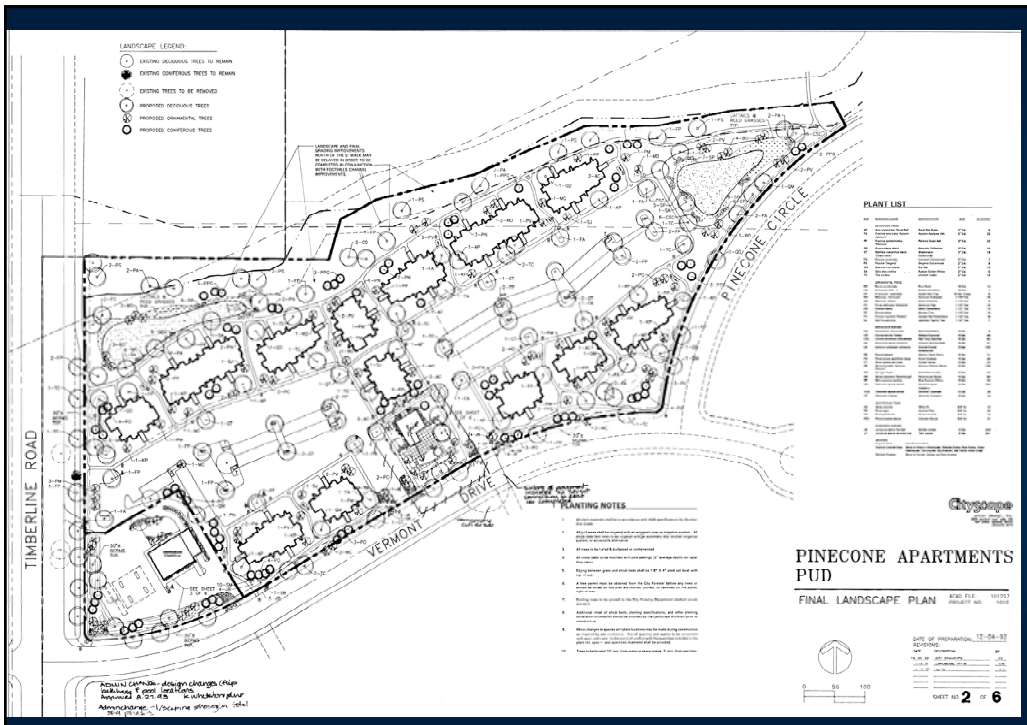
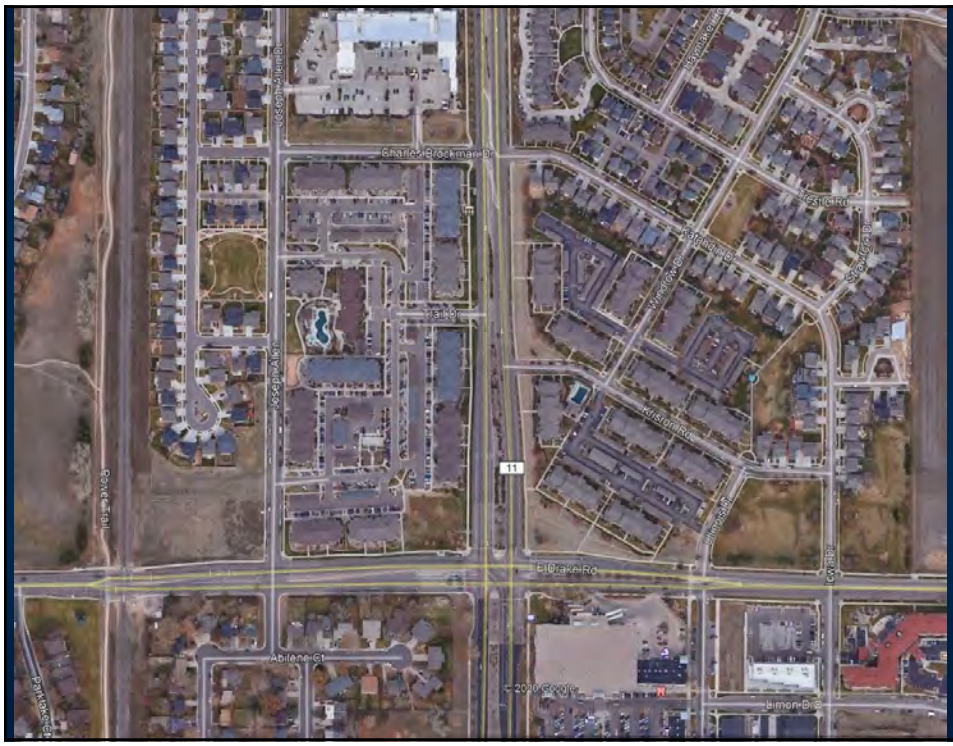
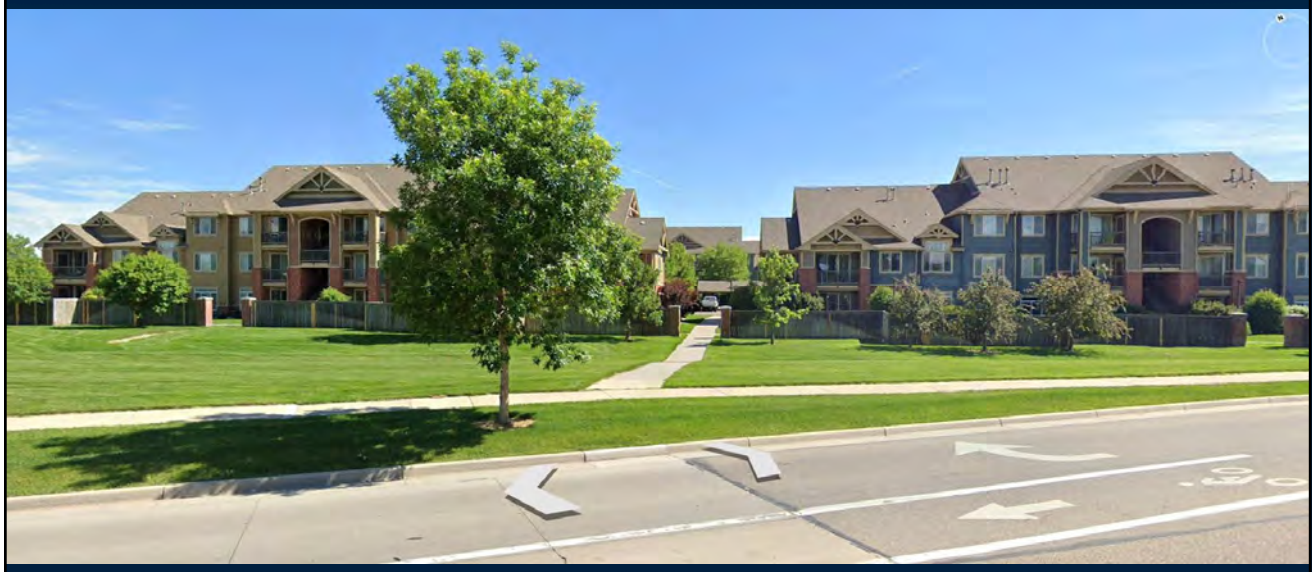


Pinecone Apartments



Sidehill and Trails at Timberline

Sidehill



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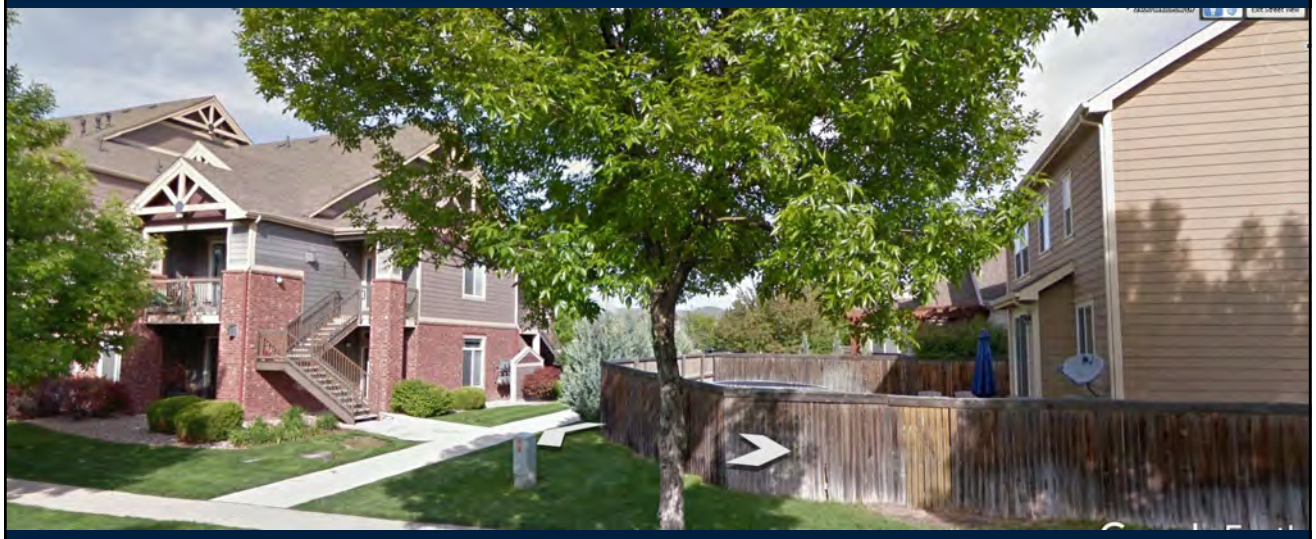
Sidehill



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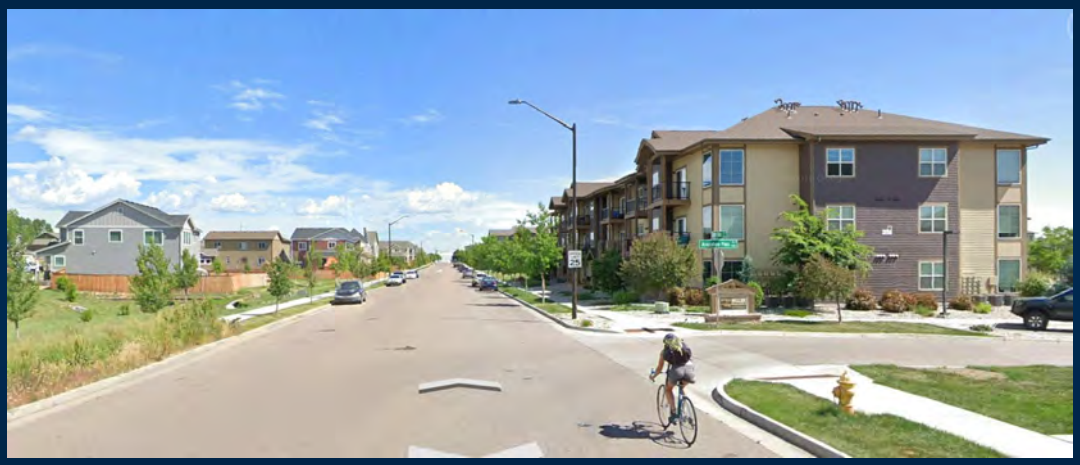
Trails at Timberline



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Trails at Timberline

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Caribou Apartments

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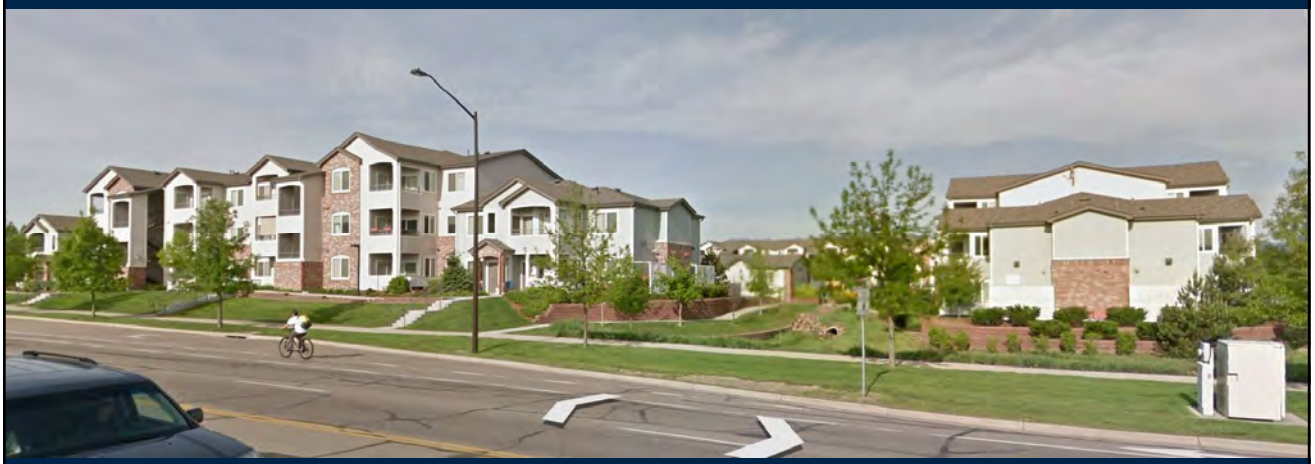
Caribou Apartments



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City of Fort Collins

Elements of size and scale for multifamily buildings

Examples of Larger-scale MMN Multi-family Developments with Blocks of Streets:

Name and distance from property	Building length	Stories	Height to roof peak	Height to eave	Dwellings per building	Housing type	Max. Density DU/gross acre	Zone
Sidehill, 1,600 ft.	182 ft	3/ with step-down at ends	50 ft, 38 ft at ends	28 ft, 19 ft at ends	20	multifamily	9.56 (includes some SF)	M-M-N
Trails at Timberline, 1,900 ft.	222 ft, 209 ft, 150 ft, 89 ft	3	46 ft	29 ft	24, 18, 12	multifamily	17.5	M-M-N
Caribou Apartments, 5,500 ft.	315 ft, 250 ft, 187 ft	3/ with 2 story at ends	40 ft, 29 ft at ends	30 ft, 19 ft at ends	44, 32, 20	multifamily	17.9	M-M-N
Harmony 23 12,500 ft.	268 ft, 222 ft, 187 ft	3	39' – 5"	30 ft	36, 36, 24	multifamily	14.7	H-C

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City of Fort Collins

Recommended Conditions of Approval

1. Within the Infill Area shown on Exhibit A, the maximum allowable building height shall be 40 feet to the roof peak, and the maximum allowable eave height shall be 30 feet as measured to the face of the soffit.
2. Within the Infill Area shown on Exhibit A, the maximum allowable building length shall not be more than 200 feet. For any building longer than 150 feet, all end units shall step down to two stories and shall have a maximum eave height of 22 feet and a maximum height to the roof peak of 29 feet, as measured to face of the soffit.

54

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Recommended Conditions of Approval

3. Within the Infill Area shown on Exhibit A, at least two east/west pedestrian connections shall be provided, and one of these connections shall be to the Rendezvous Trail.

4. Within the Infill Area shown on Exhibit A, a building and parking setback, not less than 30-feet in width, shall be provided along the east property line bordering the Willow development.

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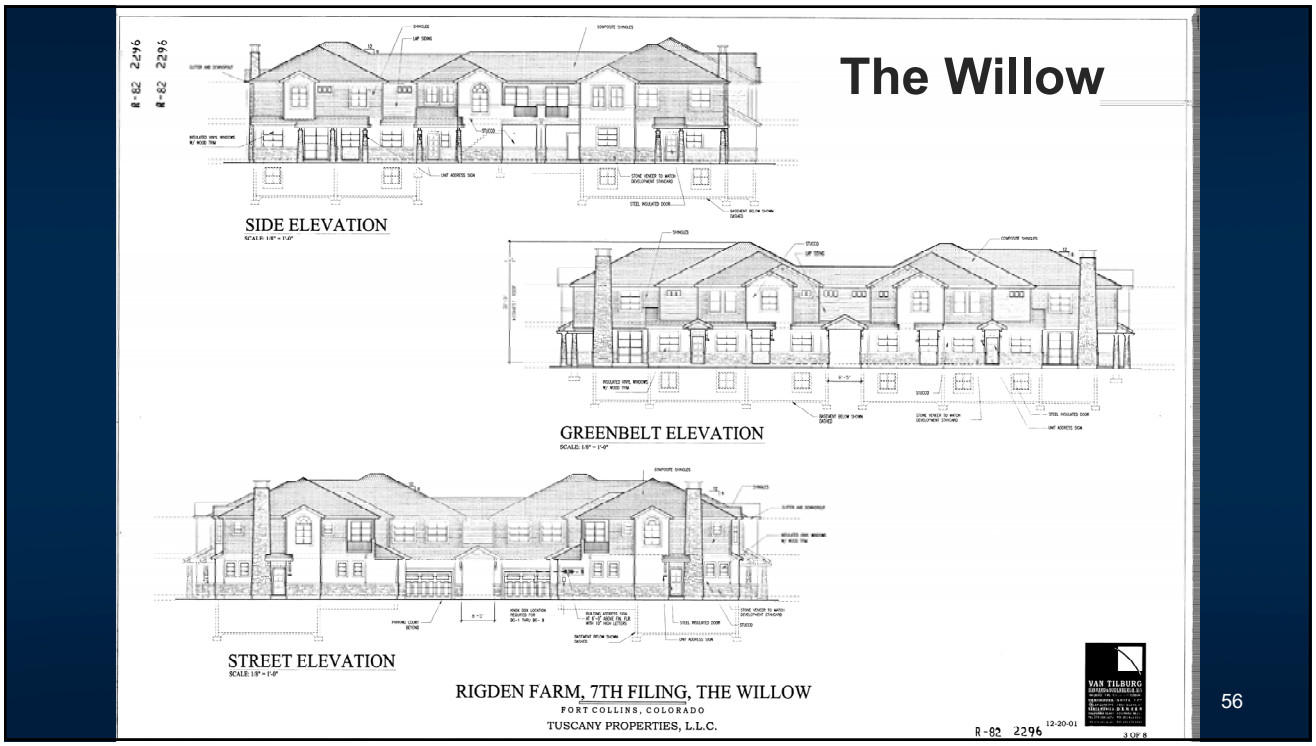

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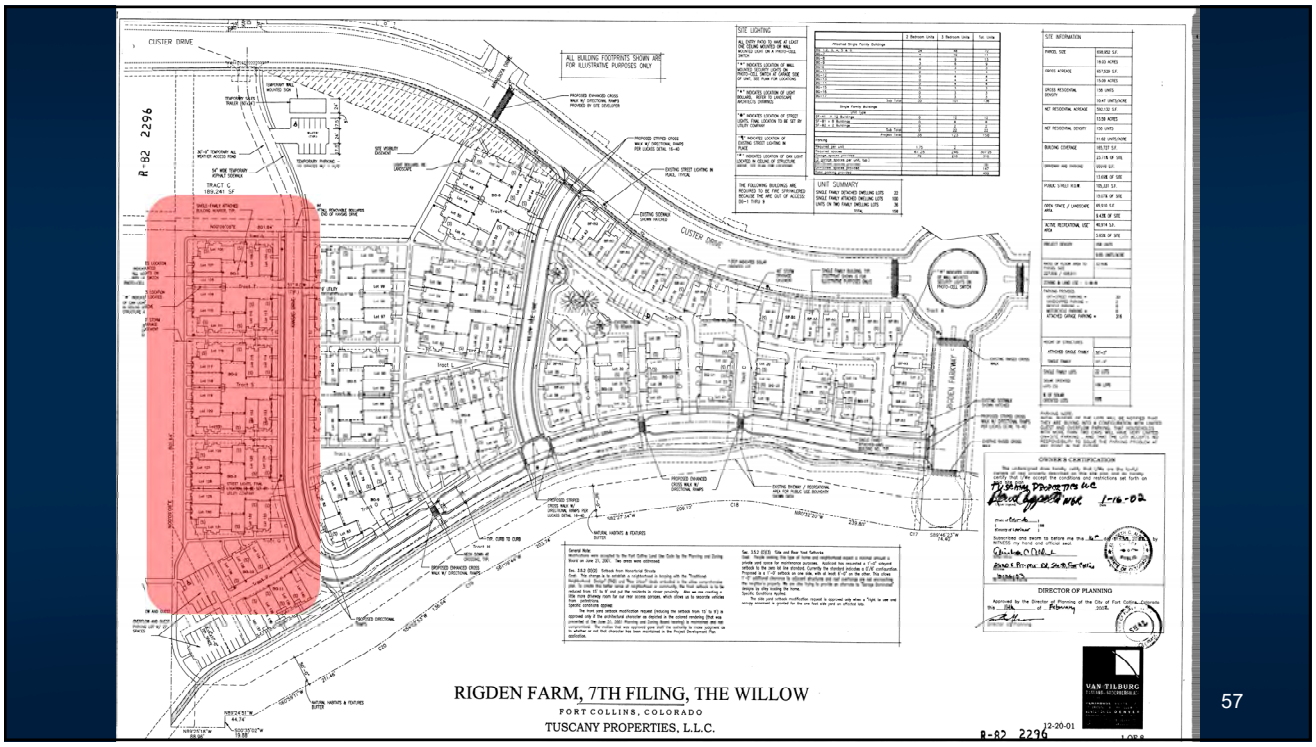
RIGDEN FARM, 7TH FILING, THE WILLOW
FORT COLLINS, COLORADO
TUSCANY PROPERTIES, L.L.C.
R-82 2296
CUSTER DRIVE
DIRECTOR OF PLANNING
VAN TILBURG

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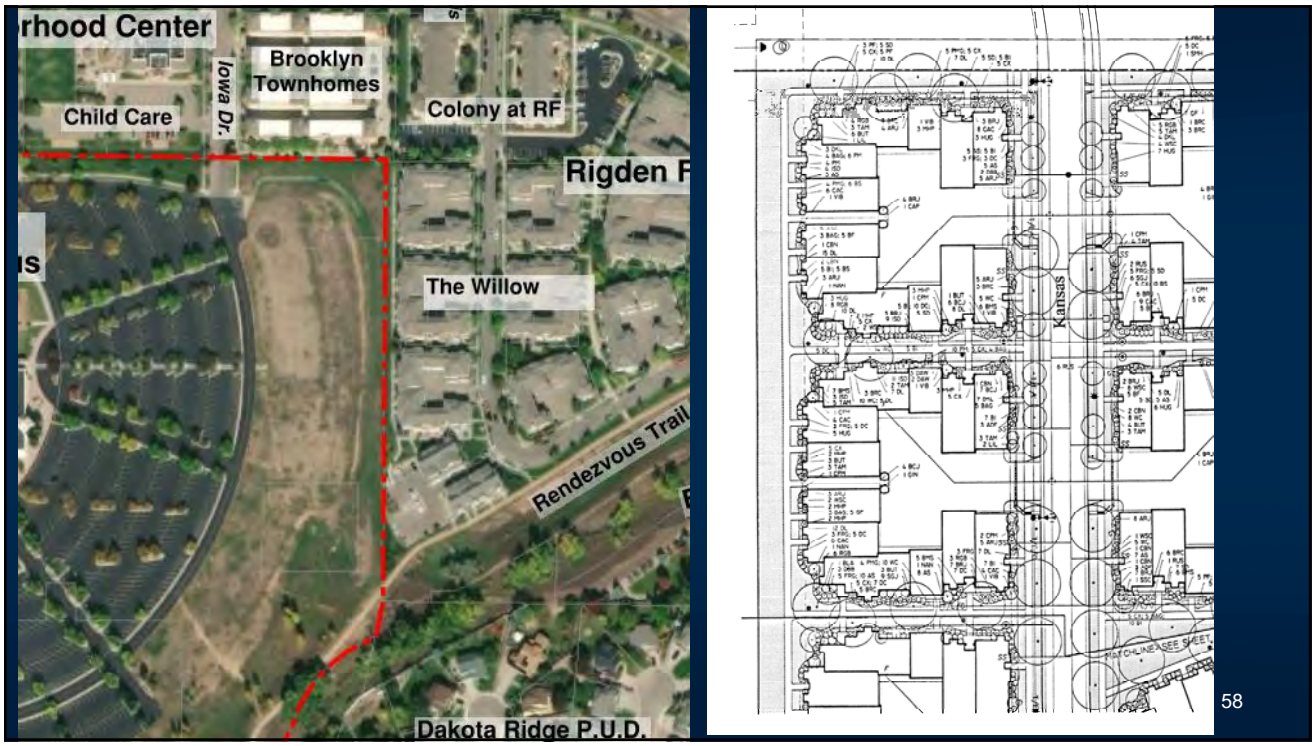
Brooklyn Townhomes
Child Care
Iowa Dr.
Colony at RF
The Willow
Rendezvous Trail
Dakota Ridge P.U.D.
Kansas

58

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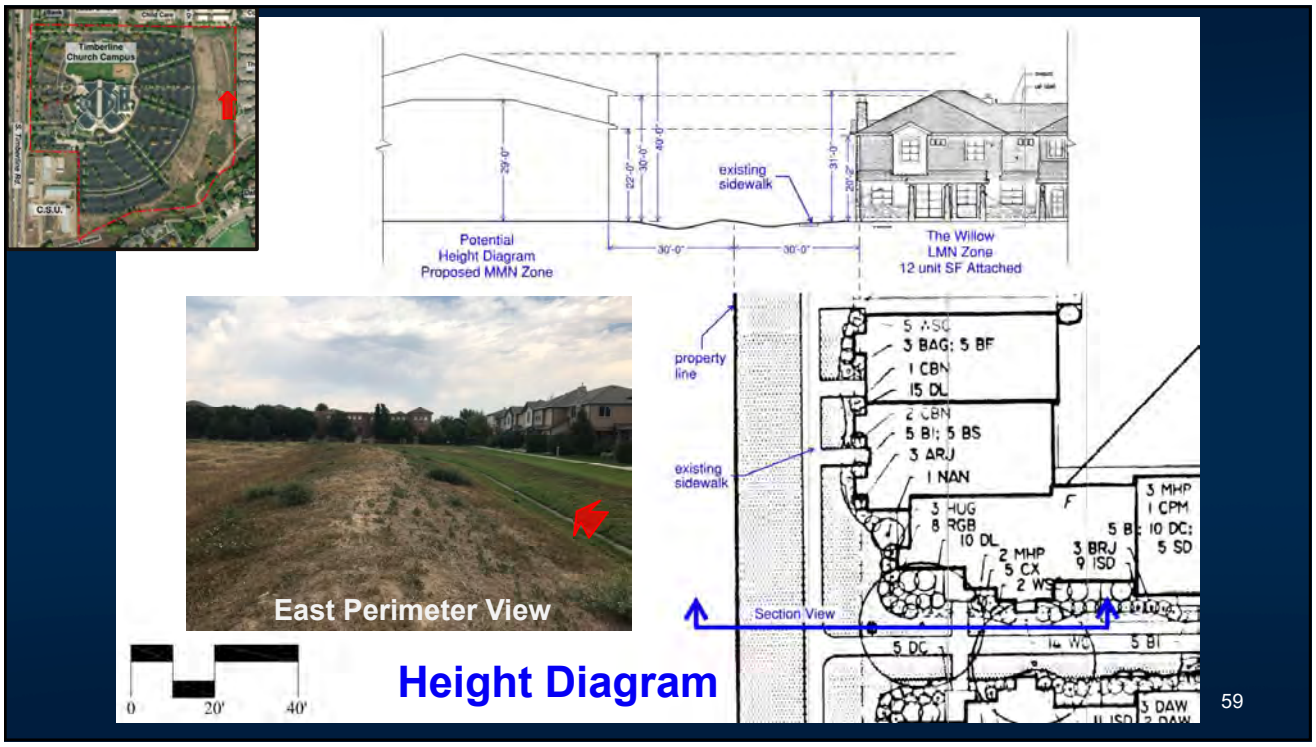

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Staff Findings

In evaluating the petition for the proposed Timberline Church Rezoning, #REZ200002, staff makes the following findings of fact:

A. The Rezoning complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration and Division 2.9.4 – Quasi-Judicial Rezonings

B. The Rezoning complies with the applicable review criteria for quasi-judicial requests in that:

1) The amendment is consistent with the City Comprehensive Plan (City Plan);

2) The amendment is compatible with existing and proposed uses surrounding the subject land, and provides an appropriate zone district for the land;

3) The amendment would not result in significant adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater, management, wildlife, vegetation, wetlands and natural functioning of the environment; and

4) The amendment would result in a logical and orderly development pattern.

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Recommendation -- Approval with Conditions

Staff recommends that the Planning and Zoning Board approve a motion to recommend that City Council approve the Timberline Church Rezoning, #REZ200002, based on the Findings of Fact in the Staff Report, subject to the following conditions:

1) Within the Infill Area shown on Exhibit A, the maximum allowable building height shall be 40 feet to the roof peak, and the maximum allowable eave height shall be 30 feet as measured to the face of the soffit.

2) Within the Infill Area shown on Exhibit A, the maximum allowable building length shall not be more than 200 feet. For any building longer than 150 feet, all end units shall step down to two stories and shall have a maximum eave height of 22 feet and a maximum height to the roof peak of 29 feet, as measured to face of the soffit.

3) Within the Infill Area shown on Exhibit A, at least two east/west pedestrian connections shall be provided, and one of these connections shall be to the Rendezvous Trail.

4) Within the Infill Area shown on Exhibit A, a building and parking setback, not less than 30-feet in width, shall be provided along the east property line bordering the Willow development.

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Timberline
Church Campus
S. Timberline Rd.
C.S.U.
CSU Property
63

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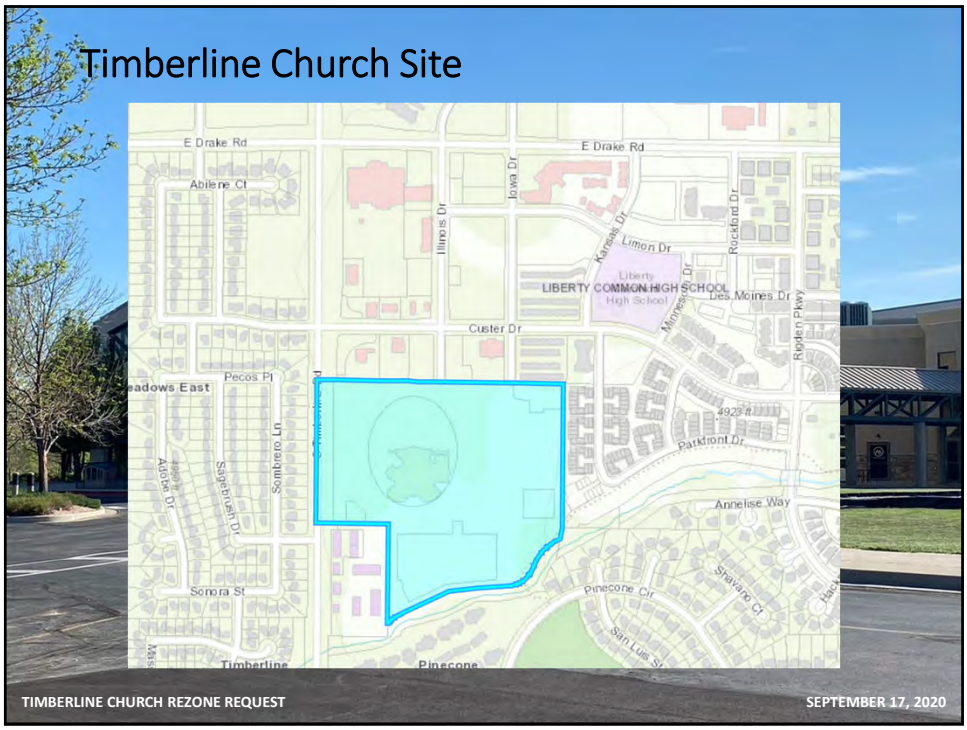
Timberline Church
Fort Collins Planning & Zoning
September 17, 2020
Rezone Request to MMN

1


Timberline Church Site
E Drake Rd
Abilene Ct
Iowa Dr
Illinois Dr
Kansas Dr
Limon Dr
Rockford Dr
LIBERTY COMMON HIGH SCHOOL
Des Moines Dr
Custer Dr
Pecos Pl
Sombrero Ln
Sagebrush Dr
Sonora St
Parkfront Dr
Annelise Way
Pinecone Cir
Timberline
Pinecone
TIMBERLINE CHURCH REZONE REQUEST
SEPTEMBER 17, 2020

2

Background

- Land purchased in 1993
- Plat filed in 2000
- Main church building opened in 2002
- Addition made in 2008

Timberline has been exploring infill development for attainable housing over the last 2-3 years. After extensive research and due diligence we have determined that due to high costs of development and construction, attainable housing projects will only be feasible with density allowed by MMN standards. This economic reality has prompted this request to rezone to MMN.

TIMBERLINE CHURCH REZONE REQUEST SEPTEMBER 17, 2020

3

Timberline Church as a Community Resource

Timberline Church invites community use of its children's playground and typically hosts 200 events per week at no cost. Examples include:

Organization	Event	Attendees
9 News	Health Fair	1,000
Centennial Children's Choir	Holiday Concert	1,200
Colorado State University	Science Fair	1,200
Girl Scouts	Cookie Sales Training	150-200
Fort Collins Symphony	YES Concert PSD Students (multiple events)	4,300
Fort Collins Symphony	Community Concerts	1,000
Front Range Nursing	Pinning Ceremony	400-450
Larimer County Dept of Human Services	Awards Ceremony	150
Larimer County Sheriff's Office	Awards Ceremony	200-300
Night To Shine	Special Needs Prom Night	1,000+
Poudre School District	Various	35-350

TIMBERLINE CHURCH REZONE REQUEST SEPTEMBER 17, 2020

4

CSU / Timberline

- Timberline Church has been in discussions with CSU regarding a potential land swap
- CSU – 4.76 acres on Timberline Road
- Timberline – 8-10 acres more conducive to residential development

TIMBERLINE CHURCH REZONE REQUEST SEPTEMBER 17, 2020

5

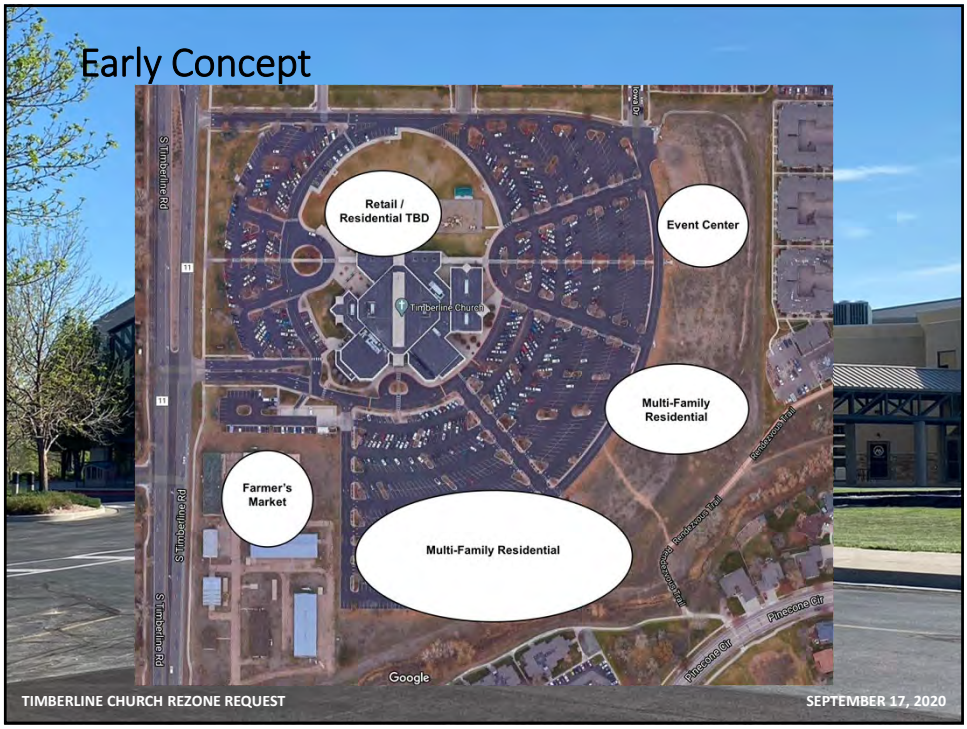
Re-Imagining Timberline Church

- Timberline Church has inadvertently "land banked" a significant resource that can be developed into a new infill asset for the of City Fort Collins
- We are now envisioning the "Timberline Campus" within the Timberline/Drake Community Activity Center that incorporates the existing church as well as other community amenities. Ideas under consideration include residential components such as attainable multifamily & senior living housing, retail components such as a year-round farmer's market, and gathering places such as a wedding and event venue.

**** A key objective of the CSU/Timberline partnership is to remove the legacy agriculture structures on the CSU property and leverage this additional infill asset as a part of the Timberline Campus***

TIMBERLINE CHURCH REZONE REQUEST SEPTEMBER 17, 2020

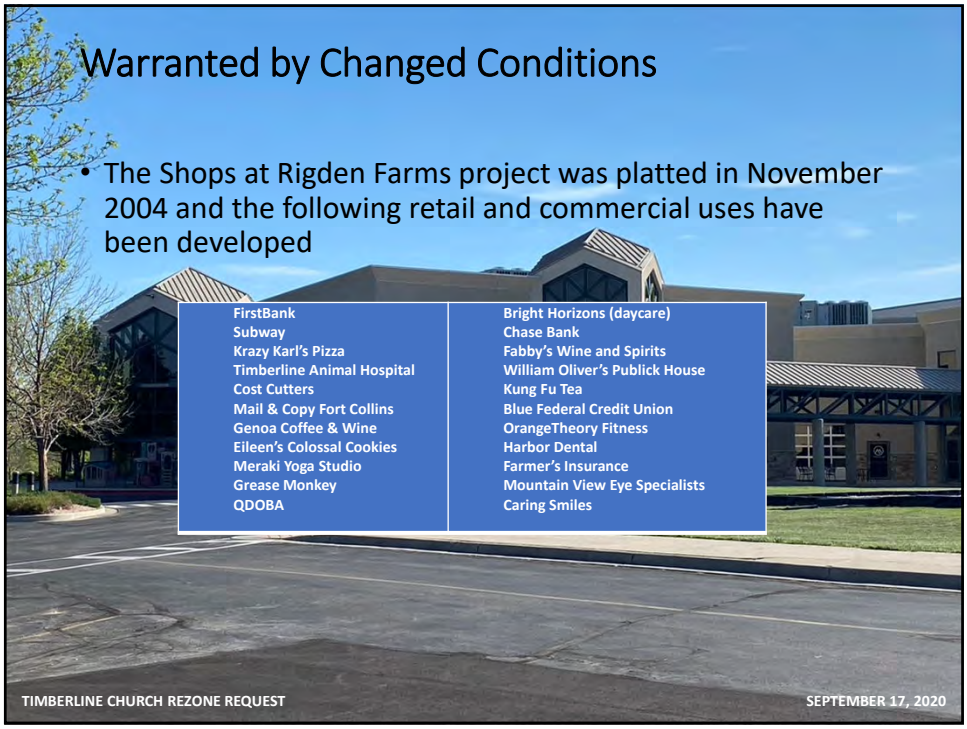
6


Early Concept
Retail / Residential TBD
Event Center
Multi-Family Residential
Farmer's Market
Multi-Family Residential
S Timberline Rd
Timberline Church
Google
TIMBERLINE CHURCH REZONE REQUEST
SEPTEMBER 17, 2020

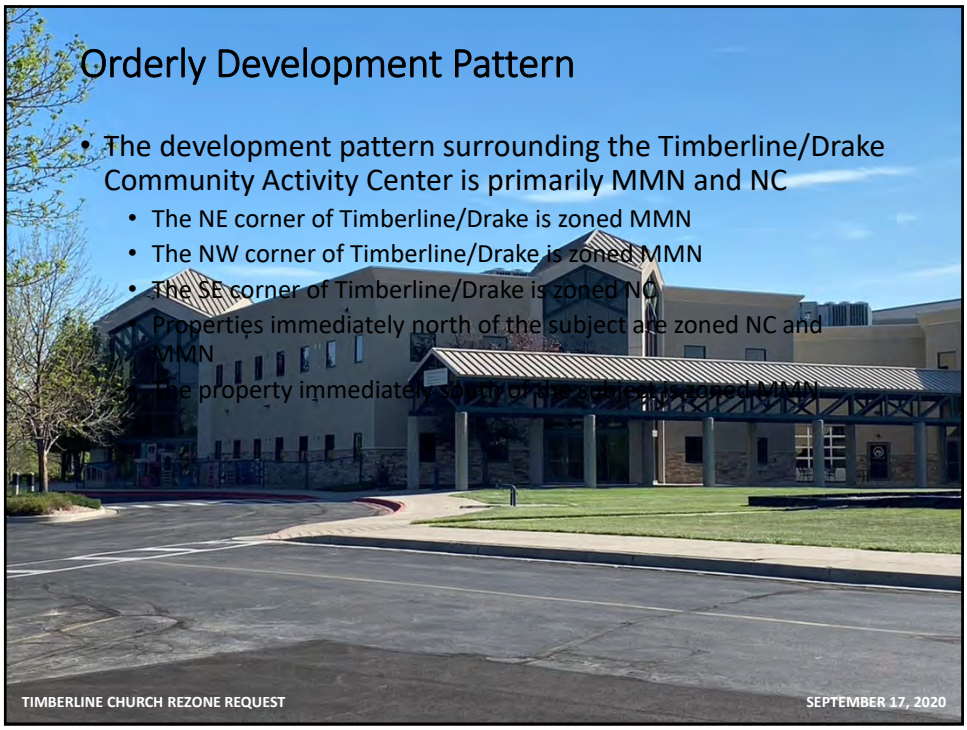
7

Warranted by Changed Conditions
• After the Timberline Property was platted in August 2000, the following nearby residential projects were approved with MMN zoning
• 2005: Sidehill Condominiums
• 2005: Rigden Farms Townhomes
• 2006: Colony at Rigden Farm
• 2006: East Village at Rigden Farm Condos
• 2012: Trails at Timberline Apartments
TIMBERLINE CHURCH REZONE REQUEST
SEPTEMBER 17, 2020

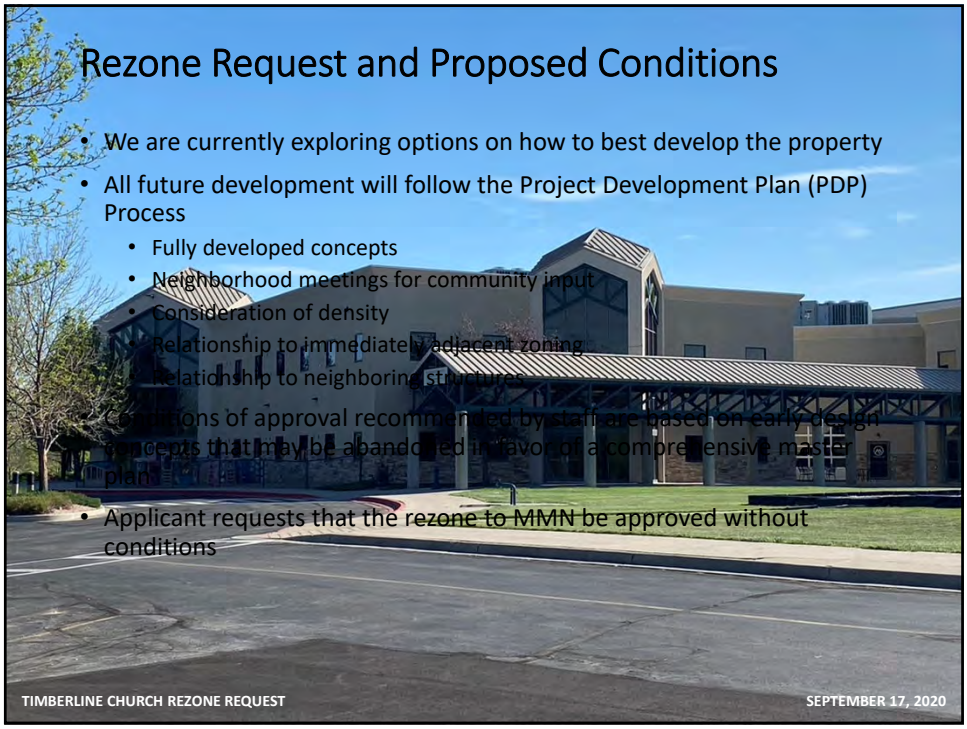
8


Warranted by Changed Conditions
• The Shops at Rigden Farms project was platted in November 2004 and the following retail and commercial uses have been developed
FirstBank
Subway
Krazy Karl's Pizza
Timberline Animal Hospital
Cost Cutters
Mail & Copy Fort Collins
Genoa Coffee & Wine
Eileen's Colossal Cookies
Meraki Yoga Studio
Grease Monkey
QDOBA
Bright Horizons (daycare)
Chase Bank
Fabby's Wine and Spirits
William Oliver's Publick House
Kung Fu Tea
Blue Federal Credit Union
OrangeTheory Fitness
Harbor Dental
Farmer's Insurance
Mountain View Eye Specialists
Caring Smiles
TIMBERLINE CHURCH REZONE REQUEST
SEPTEMBER 17, 2020

9


Orderly Development Pattern
• The development pattern surrounding the Timberline/Drake Community Activity Center is primarily MMN and NC
• The NE corner of Timberline/Drake is zoned MMN
• The NW corner of Timberline/Drake is zoned MMN
• The SE corner of Timberline/Drake is zoned NC
• Properties immediately north of the subject are zoned NC and MMN
• The property immediately south of the subject is zoned MMN
TIMBERLINE CHURCH REZONE REQUEST
SEPTEMBER 17, 2020

10


Rezone Request and Proposed Conditions
We are currently exploring options on how to best develop the property
All future development will follow the Project Development Plan (PDP) Process
Fully developed concepts
Neighborhood meetings for community input
Consideration of density
Relationship to immediately adjacent zoning
Relationship to neighboring structures
Conditions of approval recommended by staff are based on early design concepts that may be abandoned in favor of a comprehensive master plan
Applicant requests that the rezone to MMN be approved without conditions
TIMBERLINE CHURCH REZONE REQUEST
SEPTEMBER 17, 2020

11

Development Review Staff Report

Agenda Item 5

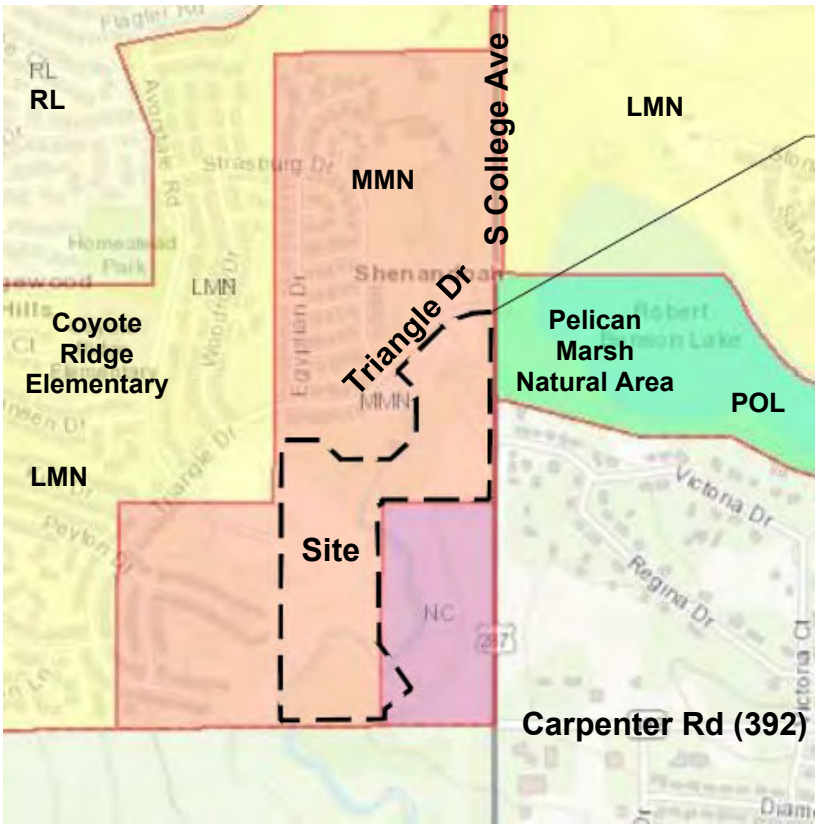
Planning & Zoning Board Hearing: September 3, 2020

Ridgewood Hills Fifth Filing – Multi-Family, Single-Family Attached & Two-Family Residential

Summary of Request

This is a proposed Project Development Plan (PDP) for residential development comprising 362 units in a combination of multi-family buildings, townhomes, and duplexes distributed across the 34-acre site. The project is located on the west side of S. College Avenue/US Hwy 287 between Triangle Drive and Long View Farm Open Space where Avondale Road/Carpenter Road define the southern edge of the City. The property is located almost entirely within the Medium Density Mixed Use Neighborhood (M-M-N), with a small extension into adjoining Neighborhood Commercial (N-C) zoning. The proposal requires review by the Planning and Zoning Board.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to submit a Final Development Plan to finalize site engineering and all details; the applicant could then apply for construction and building permits.

Site Location

Southwest corner of S. College Avenue and Triangle Drive, extending southward to Long View Farm Open Space (parcel #'s 9614000004, 9614413001, and 9614413007).

Zoning

Medium Density Mixed Use Neighborhood (M-M-N) and Neighborhood Commercial (N-C)

Property Owner

Goodwin Knight
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

Applicant/Representative

Russel Mills
C/O John Beggs
506 S College Avenue, Unit A
Fort Collins, CO 80524

Staff

Kai Kleer, City Planner

Contents

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3. Public Outreach 6
4. Article 2 – Applicable Standards 6
5. Article 3 - Applicable Standards 7
6. Article 4 – Applicable Standards: 49
7. Findings of Fact/Conclusion 57
8. Recommendation 59
9. Attachments 59

Staff Recommendation

Staff recommends approval of three Modifications of Standards and the Project Development Plan, with conditions.

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request for a Project Development Plan (PDP) to develop 362 residential units, with a mix of 204 multi-family units (apartments), 56 single-family attached dwellings (townhomes) in 3- and 4-plex buildings, and 98 two-family attached (duplex) units in side-by-side, front to rear and stacked configurations.
- The 34-acre land parcel spans nearly a half-mile from Triangle Drive to Avondale Road and Long View Farm, at the southern edge of City Limits and the City's Growth Management Area.
- The parcel is irregularly shaped and comprises sloping hillside topography with wetlands below the hillsides in two locations, at the northeast and southwest corners of the property.
- The property is crossed by the Robert Benson Ditch Lateral – a lateral offshoot of the North Louden Ditch that passes under S. College Avenue and outlets to Robert Benson lake on the east side of the highway.
- A major belt of cottonwood trees follows the ditch lateral on both sides of S. College Avenue with the roadway passing through the belt of trees; and it is largely retained with the proposed development.
- Other significant stands of cottonwood trees exist in other portions of the site and are largely retained with the proposed development.
- The North Louden Ditch traverses north to south through the site. The plan proposes to relocate and pipe the ditch and associated easement to run along the western edge of the site.
- Two existing Collector streets, Avondale Road and Triangle Drive currently end at the property and are extended into and through the property with the proposed development. They then terminate at two edges of the property; the full connections to S. College Avenue would be completed by future development to the east.

B. DEVELOPMENT STATUS/BACKGROUND

1. Annexation and Planning

The site was annexed as part of the Trilby Heights First Annexation (25-acres) and Trilby Heights Second Annexation (296-acres) in 1981.

The Ridgewood Hills Overall Development Plan (ODP) was approved in 1994 (530 acres).

This property was originally slated for "Office/Research and Development," among other uses.

An amended Ridgewood Hills ODP (96 acres) was approved in 1996. The amendment created a new alignment of Avondale Road through the subject parcel, connecting into Carpenter Road at S. College Ave. Approved land uses for this area changed from "Office / Research and Development" to "Multi-Family," "Business Services," and "Neighborhood Service Center."

Since 1994, Ridgewood Hills has developed incrementally through the following five developments:

1. Ridgewood Hills First Filing PUD (1994)
2. Shenandoah PUD (1997)
3. Ridgewood Hills Second Filing PUD (1999)
4. Ridgewood Hills Third Filing PUD (2000)
5. Ridgewood Hills Fourth Filing PUD (2017)

The north portion of the site that abuts Triangle Drive is approved for three office buildings and a daycare as part of the Shenandoah PUD. If approved, Ridgewood Hills Fifth Filing would override and replace all existing approvals.

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2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhood (L-M-N)	FA1 (County)	Public Open Lands (P-O-L), Neighborhood Commercial (N-C)	Low Density Mixed-Use Neighborhood and Medium Density Mixed-Use Neighborhood
Land Use	Vacant parcel in Shenandoah PUD, single family residential, Community Park	Long View Farm Open Space	Robert Benson Lake / Pelican Marsh Natural Area; Victoria Estates, Undeveloped Land.	Single Family Detached and Multi-Family residential; Ridgewood Hills Third Filing and Fourth Filing.

C. OVERVIEW OF MAIN CONSIDERATIONS

The plan has gone through five rounds of submittals and review with City staff, with extensive explorations of issues between iterations. Major issues that required clarification and exploration throughout the review process have included:

- Protection and incorporation of large existing tree stands, irrigation ditches, and wetlands into development, which netted a reduction of developable area by 12-acres.
- Colorado Department of Transportation requirements for future widening of S. College Ave./US Hwy 287 and addressing the topography in that area.
- Building model variety and architecture.
- Street design, including private streets known as 'street-like private drives.'
- Three requests for Modifications of Standards and eight conditions on staff's recommendation of approval.

D. CITY PLAN (2019)

The City's comprehensive plan (City Plan) was developed with the participation of thousands of community members and embodies the vision and values of the community for the future.

The subject land is part of a "Mixed Neighborhood" land use designation, for which City Plan provides the following guidance:

> *"Provide opportunities for a variety of attached and detached housing options and amenities in a compact neighborhood setting; some neighborhoods also include (or have direct access to) small-scale retail and other supporting services. (p 98)"*
>
> *Mixed-Neighborhoods built in a greenfield context should include a mix of housing options (lot size, type, price range, etc.). (p 98)"*
>
> *"The introduction of larger townhome or multifamily developments into existing single-family neighborhoods should generally be limited to edge or corner parcels that abut and/or are oriented toward arterial streets or an adjacent Neighborhood Mixed-Use District where transit and other services and amenities are available.(p 98)"*
>
> *"Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage. (p 98)"*

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"Density between five and 20 principal dwelling units per acre (typically equates to an average of seven to 12 dwelling units per acre). (p 98)"

In alignment with the City Plan, the project provides a development plan with a mix of housing types, stubbed access points to the future neighborhood commercial site, 12 dwelling units per acre, and larger multi-family buildings that orient toward an arterial street (S. College Avenue/US Hwy 287).

E. SOUTH COLLEGE CORRIDOR PLAN (2008)

In 2008, City Council adopted the South College Corridor Plan, which offers the following relevant policy guidance:

"Policy LU 2.3 - Residential Development. Encourage the development of additional residential uses to increase market support for neighborhood-serving retail uses." (p 40)

"Policy LU 3.4 - Building Character and Orientation. The character, massing, and orientation of multi-story buildings will play a critical role in defining this area. In general, fronting the edges of buildings at the sidewalk is encouraged to create a comfortable pedestrian environment. Providing interesting building details at a human scale also creates visual interest." (p 41)

"Policy T 1.5 - New Signalized Intersections. Support actions that lead to signalized intersections at Fairway Lane, Smokey Street/Crestridge Street, and Triangle Drive to assist in side street access and to provide safer turning movements." (p 42)

"Policy T 2.2 - On-street Parking. Some new segments of the local street network should provide on-street parking to accommodate new parking demand, to mitigate the loss of parking as a result of US 287 widening, and to bring pedestrian activity to streets." (p 43)

"Policy T 3.1 - South College Multi-Use Path. In addition to on street bicycle lanes, pedestrian and bicycle circulation will be enhanced through an eight-foot detached, multi-use path paralleling South College (as identified in the US 287 Environmental Overview Study and the US 287/South College Avenue Bicycle Lane Project). This is a slight modification to the City's standard Six-Lane Arterial Cross Section." (p. 43)

"CAD 3.1 - Gateway Design. Incorporate gateway concepts such as monument signage, multi-layered landscaping and other special plantings, high quality construction materials and building architecture, artistic features, stone or brick retaining walls, and other distinctive elements that add interest to the area along South College near Carpenter Road. Together, public streetscape elements and the design of private development will help to define a distinct, identifiable entry, while remaining at an appropriate size and scale." (p 47)

"Policy ND 1.2 - Open Space Features. Natural areas and features such as Redtail Grove, Fossil Creek, and Pelican Marsh provide welcome breaks to the urban character of the Corridor. New development will be designed to respect these spaces as community assets and avoid the impacts of buildings on natural features." (p.49)

"Policy ND 2.3 - Louden Ditch. Retain the existing irrigation ditch rights-of-way for off-street path corridors. The location of this ditch near residential neighborhoods makes this a natural corridor for encouraging alternative modes of transportation, particularly by surrounding residents." (p 49)

The proposed development provides several elements that support the South College Corridor Plan, including a new signalized intersection at Triangle Drive and S College Avenue, on-street parking, multi-layered retaining wall and landscaping along S College Avenue frontage, preservation of several natural features, and multi-use pathways.

F. US 287 ENVIRONMENTAL OVERVIEW STUDY

The US 287 Environmental Overview Study (EOS), prepared by CDOT in 2007, is a study for a 7.1 mile stretch of U.S. 287. The report examines the impacts of street widening on business, scenic, aesthetic, historic, and environmental resources. A key outcome of the study was definition of long-term right-of-way needs along the US 287 Corridor to provide for the following future improvements:

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- Future widening to six lanes.
- Intersection improvements for future peak-hour demands.
- Bus transit accommodations at intersections.
- Safety improvements, including auxiliary lanes and medians.
- Pedestrian and bicycle linkages (including an 8' path along College Avenue, which is a refinement of the 7' sidewalk shown in a previous Access Control Plan).
- Traffic signal timing improvements.
- The ultimate future right-of-way would provide adequate roadway width throughout the Corridor for needed travel lanes, shoulders, raised center median, and left and right-turn lanes at selected intersections. The right-of-way will also provide room for pedestrian and bicycle linkages between Loveland and Fort Collins.

In alignment with the US287 Environmental Overview Study, the proposed development provides a shift in the S College Avenue alignment that will accommodate the future widening to six lanes, intersection improvements at S College Avenue and Triangle Drive, and an 8-foot path along College Avenue.

G. A PLAN FOR THE REGION BETWEEN FORT COLLINS AND LOVELAND

A Plan for the Region Between Fort Collins and Loveland was a joint effort by the Cities of Fort Collins and Loveland and Larimer County to determine a vision for the area between Fort Collins and Loveland, with the goal of creating physical separation and maintaining distinct community identities. The Plan was completed and adopted in 1995. It defined planning subareas that are within or border the South College Corridor Plan study area.

The plan shows areas of new mixed uses from Skyway Dr. south to Carpenter Rd. on the west side of US 287. The term "mixed use" is defined as an area which is composed of one or more residential, public, commercial, or light industrial uses, developed according to an overall master plan.

The plan provides for residential uses that align with the recommendations of the Plan.

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2. Public Outreach

A. NEIGHBORHOOD MEETING

A neighborhood meeting was held on October 7, 2019 with approximately 100 people in attendance. The plan has evolved since through multiple rounds of City review and design refinement. Meeting notes are attached, and salient topics discussed at the meeting included:

1. Traffic and the speed at which people drive through the neighborhood.
2. Impact of traffic generated by this development on congestion and speeding through the neighborhood.
3. The need for Avondale to connect into Carpenter Road.
4. The need for a traffic signal at S. College Avenue/Triangle Dr. and at Avondale and Trilby.
5. Preservation of views of the historic Deines Barn and mountains.
6. Concerns about school capacity of Coyote Ridge Elementary.

3. Land Use Code Article 2 – Applicable Standards

A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Preliminary Design Review – PDR190008

A preliminary design review meeting was held on August 14, 2019

2. First Submittal - PDP190018

The PDP was submitted on November 15, 2019

3. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Board (Type 2) projects. One neighborhood meeting was held for this project on October 7, 2019 at SouthGate Church. 500 letters were mailed to owners within the notice area. 99 different parties signed in (some were couples who signed in together).

4. Notice (Posted, Written and Published)

Posted Notice: August 7, 2019, Sign #601.

Written Hearing Notice: August 25, 2020, 501 addresses mailed.

Published Hearing Notice: Scheduled for August 23, 2020

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B. DIVISION 2.8 – MODIFICATION OF STANDARDS

The applicant requests three modifications of standards, as described in detail below.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. Accordingly, code standards include provisions for modifications. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) 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 modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

1. Modification to 3.2.2(K)(1)(b) – Parking Requirements in Multi-family Projects with Internal Streets

Overview

This modification is requested for parking requirements for the five multi-family buildings in the northeast portion of the plan, which are placed along Strasburg Drive. The request is to include street parking along both sides of Strasburg in the overall parking count.

The standard states that, "parking on an internal street fronting on a lot or tract containing multi-family dwellings may be counted to meet the parking requirements for the development."

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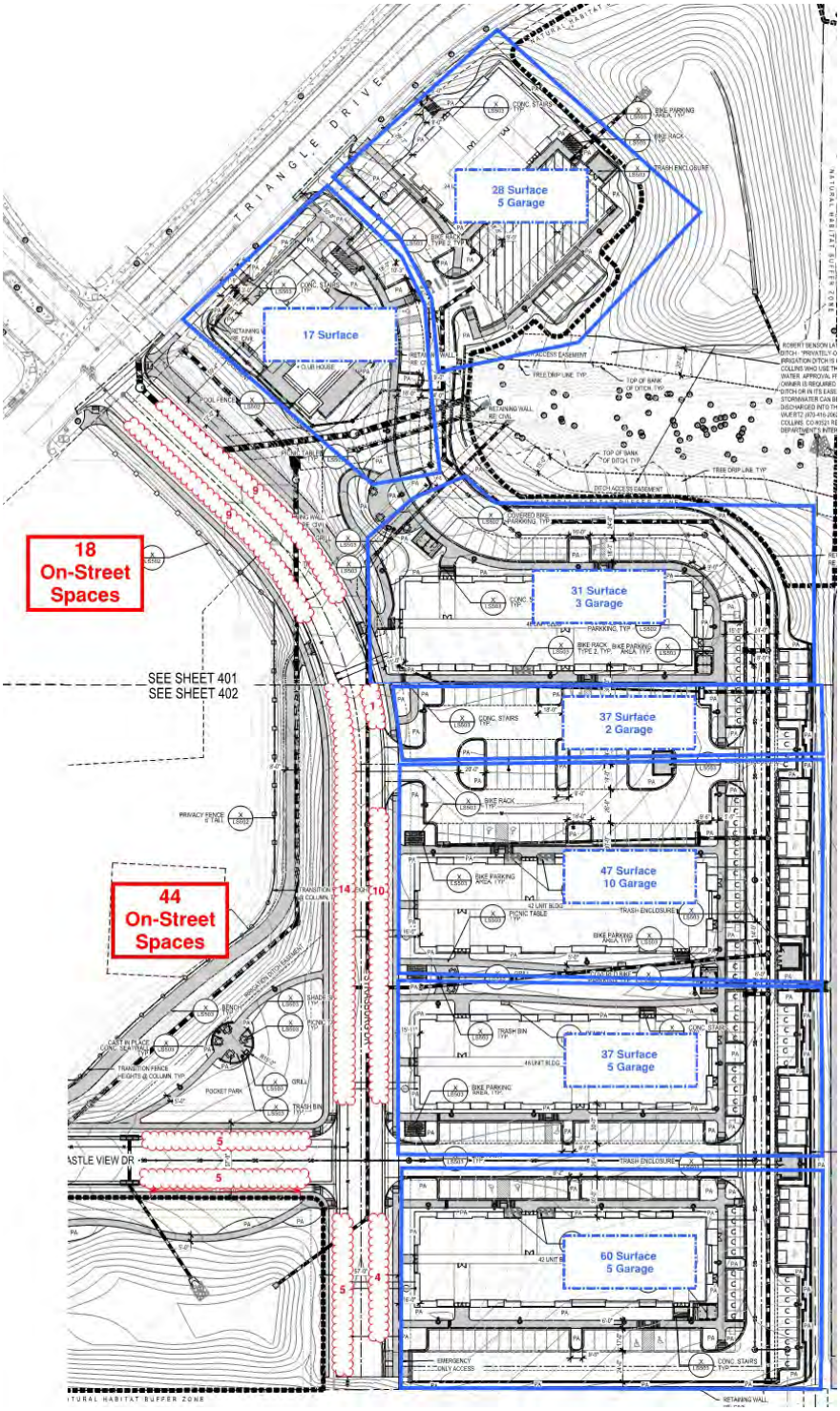
A modification of standard is needed because Strasburg Drive skirts the edge of the apartments – i.e., it is not internal to the apartment development. The intent of the standard is to acknowledge situations where code requires internal streets to be introduced into multi-family complexes where parking lots might otherwise form the only access framework. Strasburg is not an internal street.



Location of street parking along Strasburg Drive (Clouded Areas)

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Applicant Justification

The applicant's request provides justification based on numbered criterion 2.8.2H(3) on page 9 above – "physical hardship." The request is linked below. Key points include:

- The northeast portion of the property is highly constrained by topography that includes wetlands, an irrigation ditch, a major stand of trees along and around the irrigation ditch, and associated buffers around these features.
- Extreme measures were taken in the plan to maintain the environmental features in the northeast portion of the site while also maintaining the number of parking spaces corresponding to the number of dwelling units that are critical to the plan. Strict application of the standard would result in unusual and exceptional practical difficulties and hardship upon the owner if the development potential of this area had to be further reduced by counting only the off-street parking.
- The intent is for housing in the plan to be marketed at a more affordable price point, so the number of units is critical, i.e., there would be fewer units to share in the costs of development.

Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (3) in subsection 2.8.2(H).

Detriment to the public good. Staff's finding is based on the following considerations:

- The development plan creates Strasburg Drive, and there are no other uses along this stretch that would need to share the parking and thus no external impacts outside of the development.
- The street is specifically designed with adequate width for parking along both sides.
- Use of the parking by residents may have the effect of calming/slowing vehicular traffic going to, from, and through the new neighborhood by indicating the multi-functionality of the street with the presence of people walking to and from the parking.
- Staff recognizes the obvious inconvenience of much of the parking remote from dwelling units. Staff considered the question of whether creating inconvenience for residents who choose to rent the apartments is creating a detriment to the public good by building inconvenient parking into a new city neighborhood. The question is a matter of degree as compared to any apartment complex with parking lots. Considering the alternative of fewer dwelling units as the way to achieve more-convenient private parking, staff did not see a clear finding of detriment to the public good.
- Staff noted that in principle, enabling the proposed number of units to share in development costs would tend to allow for more affordable rents than if the number of units were decreased to match the off-street parking in parking lots and garages. This can be viewed as indirectly supporting a community need. However, the project is not a qualified affordable housing project per se and there is no direct link to any degree of affordability.

Criterion (3), "physical hardship." Staff's finding is based on the following considerations:

- The entire property is irregularly shaped with sloping topography, with the northeast portion where the apartments are located being particularly constrained by topography and natural features, with City requirements for protection and buffering of those features. Also, the northeast portion of the site is constrained by a 22-foot wide dedication of land along S. College Avenue for potential future widening.

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- Approval of this modification requires a finding that the difficulties or hardship are not caused by the act or omission of the applicant. While the required number of parking spaces is caused by the act of the applicant in formulating the development program with the desired number of units, the constraints noted above are not. The extent and implications of the constraints were discovered and clarified during five iterations of City staff review in the development review process.

2. Modification to 3.5.2 (D) – Relationship of Dwellings to Streets and Parking

Overview

This modification of standard is requested for three two-family dwellings (duplexes) located at the intersection of Maroon Vista Way and Pyramid Vista Way, which are parking lot drives (not streets).The standard requires that dwellings be placed in direct relation to streets, rather than in parking lot settings. The three buildings do not meet the standard.

This standard is at least as much about streets as it is about buildings and walkways. It must be used in conjunction with other code sections for the layout of streets and blocks. For purposes of this standard, the term 'street' includes both public and private streets. The purpose is to have the framework of public space – a street and block network – characterized by dwellings and not parking lots or garages. Specifically, dwellings must either directly face an adjacent street sidewalk or be placed perpendicular to the street with a walkway that does not require pedestrians to walk across parking lots or driveways, around buildings, or around parking lot outlines that are not aligned to a logical route for walking. No primary entrance may be placed more than 200 feet from the street sidewalk unless it faces onto a 'Major Walkway Spine' as defined, in which case the front door can be up to 350 feet from a street sidewalk.

The Modification is needed because the three buildings are approximately 395 feet from Castle View Drive, and the walkway connections to them are not directly visible from the street, which does not meet the Major Walkway Spine requirement.

Applicant Justification

The applicant's request provides justification based on numbered criteria 2.8.2H(1), (3), and (4) on page 7 above – "equal or better," "physical hardship," and "nominal and inconsequential." The request is linked below. Key points include:

- Allowing the dwellings to be outside of the 350 feet will not be detrimental to the public good because the dwellings are an additional 45 feet outside of the required distance with no impacts to the public.
- Bringing the plan into compliance would eliminate the three buildings, presumably in favor of a small park space in a leftover location that is not highly useable, which would limit the benefit of removing the dwelling units.
- Out of 158 units in this part of the site plan, only three do not meet this requirement. Extending the length of the walking distance from 350 to 395 feet on 3 of the 158 dwellings is a nominal and inconsequential change when considered from the perspective of the entire development plan.
- The unique shape of the parcel limits options for street alignments, causing these dwellings to be accessed via parking lot drives. In relationship to the adjacent properties and other natural features to be protected, the property creates a physical undue hardship upon the owner in terms of introducing another street.
- The plan, with the requested modification, continues to advance the following purposes of the LUC (1.2.2): (B) encouraging innovations in land development and renewal, (I) minimizing the adverse environmental impacts of development, (J) improving the design, quality and character of new development, and (N) ensuring that development proposals are sensitive to natural areas and features.

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Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (1), (3), and (4) in Section 2.8.2(H).

Detriment to the public good. For reasons stated below in findings regarding the three criteria, staff finds no detriment to the public good in approving this Modification of Standard request.

Criteria (3) "physical hardship," and (4) "nominal and inconsequential." Staff's finding that the request satisfies these three criteria is based on the following considerations:

- The irregular shape and topography of the overall property create practical difficulties in getting a street(s) introduced into to this portion of the property as part of the overall street and block pattern.
- The buildings are three out of 65 two-family and single-family attached buildings in this portion of the plan. They contain six out of 158 corresponding units, or 3.8% of the total two-family and single-family attached units. This is a nominal and inconsequential effect from the perspective of the whole plan. The purposes of the standard regarding neighborhoods characterized by dwellings placed along streets is met throughout the plan and is unaffected by these three buildings.
- Walkways from Castle View and Avondale provide reasonably direct access from Castle View Drive at about 395 feet. One of the walkways is as 'Major Walkway Spine.' The 395 feet exceeds the stated limit of 350 feet. This is partly offset by the presence of a second walkway leading to the units from Castle View Drive (not a Major Walkway Spine and a similar distance from the street). These are additional considerations in staff's finding of 'nominal and inconsequential.'
- The plan continues to advance the purposes of the Land Use Code listed in Section 1.2.2, the same as would a plan without the three buildings because the overall PDP is consistent with adopted plans for efficient use of land served by adequate public services while incorporating natural features.

3. Modification to 3.8.30(F)(2) – Building Variation

Overview

This request is for a modification of standard for subsection 3.8.30(F)(2), which requires variation among repeated multi-family buildings. Specifically, the modification is needed for a requirement that no similar buildings be placed next to each other, including a requirement for differing footprints that "vary significantly in size and shape."

The reason a modification request is needed is that 4 apartment buildings, arrayed in a row between College Avenue and Strasburg Drive in the northeast portion of the site, have footprints that do not vary significantly in size and shape.

Applicant Justification

The applicant's request provides justification based on numbered criterion 2.8.2H(1) on page 7 above – "equal or better." The request is linked below. Key points include:

- Design features and architectural elements create a significant difference between the two building types, which are the subject of the modification request. The two types are a 42-unit building and a 48-unit building. The compositions of units in the two types result in the two building types having approximately the same overall length and width.
- Distinguishing design features include differing over-framed elements, balconies, roof/parapet design, materials and colors, building entries, projecting and recessed modules, and patios in different locations. Entries at the ends of the buildings facing streets have been treated differently. Awnings and roofs are designed differently to distinguish these building types as independent of one another.

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Staff Findings

Staff finds that the granting of the modification of standard would not be detrimental to the public good and that the request satisfies criterion (1) in subsection 2.8.2(H) – "equal or better."

Detriment to the public good. Staff's finding is based on the following considerations:

- The buildings placed next to each other are completely different in their exterior design as viewed on the ground. The similar building footprints are most apparent when viewed on a plan or from the air.
- On the ground, the similar footprints would be most readily apparent from a distance, where an observer can see the group of buildings together, mainly from S. College Ave./US Hwy 287. The scale of the roadway, distances from the roadway, the slope upward from the roadway, the row of garages along the east edge of the apartments, and extensive landscaping all work in conjunction to mitigate visual effects of the row of large buildings.
- The building design creates visual interest and avoids monotonous repetition.

Criteria (1), "equal or better." Staff's finding is based on the following considerations:

- The distinguishing elements demonstrated in the renderings create a degree of variation such that the similarity of footprints is not readily apparent and is highly mitigated. In this case, staff finds that the design variations obviate the need to change the footprints.

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4. Land Use Code Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	The standards of this section require that a development plan demonstrate a comprehensive approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment. The proposed plan provides the following: • Street Trees. The street network consists of six public streets and two private streets. The plan provides approximately 82 trees at the appropriate spacing, size, diversity, and species in accordance with Larimer County Urban Area Street and Land Use Code Standards. • Removal of 35 trees, requiring the installation of 37 mitigation trees near the locations of removal. It is also anticipated that two groves will be partially impacted by development. More specifically, the impacts to Grove 13, located at the southwest portion of the site, will be mitigated in the immediate area by providing upsized trees within the adjacent Natural Habitat Buffer Zone. • Natural Habitat Buffer Zone and Wetlands. Approximately 12 of the 35-acre site will be preserved, enhanced or serve as mitigation areas as part of this development. Areas proposed to be preserved, enhanced or serve as mitigation areas are further addressed under Section 3.4.1(E). • Basic layout and placement of foundation and landscape planting areas throughout the site. This is further addressed under 3.2.1(E)(2). Because of the tight interrelationship between a retaining wall, landscaping and driveway along the southwest property line staff is recommending the following condition of approval: **#1 - Prior to Final Plan approval, the amount of landscaping within Tract J, and specifically behind the western-most single-family attached dwellings located on the west side of Field View Drive (Lot 1 – Lot 17), must be detailed to include dense combination of columnar landscaping including trees and fencing or walls, which in combination, must block at least seventy-five (75) percent of light from vehicle headlights within 3 years of installation.**	Condition of Approval
3.2.1(E)(2) – Landscape Area Treatment	Landscape area treatment is required for all areas of the site not covered by buildings, structures, paving or impervious surface. Further, high use areas are required to be planted with irrigated turf grass, exposed sections of building walls must be planted to achieve at least fifty percent coverage of such wall. It should be noted that the plan provides a more detailed landscaping scheme in areas associated with the Natural Habitat Buffer Zone and a basic layout throughout the remainder of the site. The plan is found to provide a comprehensive approach to landscaping and further, this condition is only needed to place emphasis on the agreement between the applicant and staff to provide the plantings details prior to Final Plan approval. Staff recommends the following condition of approval: **#2 - Prior to Final Plan approval, the amount, species, and location of landscaping required to meet minimum foundation planting standards will be provided for all multi-family, townhome, and duplex buildings types.**	Condition of Approval.

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3.2.1(E)(3) – Water Conservation	Landscape plans are required to be designed in a way to employ water efficient techniques, such as using low water use plants, limiting high water-use turf to areas of high traffic, efficient irrigation design and use of mulch to conserve moisture. When deploying the previously mentioned techniques, landscape plans may not exceed an average of fifteen gallons per square foot of landscape. The project proposes an annual water use of 2,827,736 gallons which equates to 6.11 gallons per square foot and complies with the standard. A detailed irrigation design/plan will be required at time of building permit.	Complies
3.2.1(E)(4) – Parking Lot Perimeter Landscaping	The parking lot perimeters are required to be landscaped in setback areas by meeting the following minimum standards: 1. 1 tree per 25 lineal feet along a public street 2. 1 tree per 40 lineal feet along a side lot line 3. Screening from residential uses by a 6 foot fence or wall in combination with plant material. 4. Screening from the street using elements such as walls, fences, planters, earthen berms, plant material or combination of such elements, to create a minimum height of 30 inches. Such screening is required to cover at least 70 percent the overall length of any boundary that abuts the street. In the various portions of the plan each parking lot is landscaped in accordance with these standards.	Complies
3.2.1(E)(5) – Parking Lot Interior Landscaping	The interior space of all parking lots with less than 100 spaces must contain 6% landscaping coverage while parking lots with greater than 100 spaces must contain 10% landscape coverage. Landscape islands must have a canopy shade tree and ground planting. Further, the standards require an intervening landscape island no more than every 15 parking spaces, landscaping along walkways and driveways, and landscape material placement that preserves driver sight distance at driveway-street intersections. The project meets the standard by providing one or two trees within all landscape islands and further, by providing 10% coverage in multi-family parking areas, 13% coverage in duplex parking areas, and 11% in townhome parking areas.	Complies
3.2.1(F) – Tree Mitigation	This standard requires that developments provide on-site mitigation in the form of a defined number of replacement trees if existing significant trees are removed. The number of mitigation trees is determined by City Forestry staff based off existing tree species, breast diameter, and health/condition. The development currently complies with the inventory and mitigation requirements outlined by the standards. In summary, the Tree Preservation and Mitigation Plan demonstrates the following: • Identification of 67 significant trees, 35 of which will be removed and 32 will be protected. • The removal of 35 trees will be mitigated through the installation of 37 upsized trees. • Identification of 16 tree groves and the partial removal of two tree groves, which will be mitigated nearby areas where removed.	Complies

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<table>
<tr><td>3.2.2 – Access, Circulation and Parking – General Standard</td><td>This standard requires that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the project and to and from surrounding areas safely and conveniently and contribute to the attractiveness of the neighborhood. In compliance, the PDP includes the following:
Avondale Road is classified as a 2-lane collector. The developer will construct their segment between Ridgewood Hills Fourth Filing (common boundary to the west) and the common boundary of the undeveloped property to the east. The City will repay the developer for the cost differential between a local street and the 2-lane collector cross-section.
Strasburg Drive is classified as a local street and will be extended from Triangle Drive and stub into the undeveloped property to the east.
Castle View Drive/Fieldview Drive changes names and provides connection between Strasburg Drive and Avondale Road.
All public streets include sidewalks, parkways, and street trees. All local streets allow on-street parallel parking.
There are two private streets and two street-like private drives.
The 20 foot alleyway behind the townhomes on the southwest portion of the site is considered a private driveway.
The Skyridge Trail (privately owned and maintained) extends approximately 1,700 linear feet through the site and provides a 10-12 foot multi-use trail that starts form Avondale Road and extends to Triangle Drive.
All streets that make a directional change of approximately ninety degrees provide a change in name as follows:
Castle View Drive (E-W) – Field View Drive (N-S); Public Street
Long Vista Way (NW-SE) – Maroon Vista Way (N-S); Private Street
Field View Drive (N-S) – Longmont Street (E-W); Public Street</td><td>Complies</td></tr>
<tr><td>3.2.2(C)(4) – Bicycle Parking Space Requirements</td><td>This standard requires one bicycle parking space per bedroom within a multi-family dwelling and that at least 60% of these spaces be enclosed. As noted, not all dwelling units are multi-family. Of the total of 362 units, 158 units consist of single-family attached or two-family dwelling units, leaving approximately 204 units and 290 bedrooms subject to the standard.

In compliance, the PDP provides 294 bicycle parking spaces, with 178 enclosed and 116 located within fixed racks. The 178 enclosed spaces are located within garages and sheltered fixed racks in convenient locations. The outdoor spaces placed primarily near building entryways and building ends that face Strasburg Drive.

In summary:

<table><tr><th>B.R.'s</th><th>Required</th><th>Provided</th><th>Enclosed</th><th>Fixed Rack</th></tr><tr><td>290</td><td>290</td><td>294</td><td>178 (60%)</td><td>116 (40%)</td></tr></table></td><td>Complies</td></tr>
<tr><td>3.2.2(C)(5) (a, b) – Walkways and Street Crossing</td><td>This standard requires that walkways within the site be located and aligned to connect areas or points of pedestrian origin or destination.

In most other instances walkways within the site are aligned to provide a direct and continuous connection in-between buildings and to areas of the greater pedestrian network. On-street bicycle lanes will be provided with the construction of Avondale Road. In areas where shared pedestrian and bicycle activity is anticipated, the path has been widened to 10-12 feet to allow for the safe and efficient movement of people.</td><td>Complies</td></tr>
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3.2.2(C)(6) – Direct On-Site Access to Pedestrian and Bicycle Destinations	This standard requires that on-site pedestrian and bicycle circulation system be designed to provide for direct connections to major pedestrian and bicycle destinations including, trails, parks, schools, Neighborhood Centers, Neighborhood Commercial Districts and transit stops that are located either within the development or adjacent to the development as required. The on-site pedestrian and bicycle circulation system must also provide, or allow for, on-site connections to existing or planned off-site pedestrian and bicycle facilities at points necessary to provide direct and convenient pedestrian and bicycle travel from the development to major pedestrian destinations located within the neighborhood. In order to provide direct pedestrian connections to these destinations, additional sidewalks or walkways not associated with a street, or the extension of street sidewalks, such as from the end of a cul-de-sac, or other walkways within the development, to another street or walkway, may be required as necessary to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas. In summary the plan provides the following: • Connections to Skyridge Trail. • Connection into the existing walkway system of Ridgewood Hills Third Filing which provides greater connectivity into three cul-de-sacs (Walsh Ct, Last Chance Ct, and Triangle Drive.) • Buildings fronting on streets that feature one connecting walkway per entrance. • Buildings siding on streets that feature Connecting Walkways to the public street. • Buildings that do not front or side on public streets feature walkways defined as Major Walkway Spines (townhomes along south side of Longmont Street & five units facing the Skyridge Trail). • Avondale and Strasburg sidewalk and bike lanes stub into the undeveloped Neighborhood Commercial property and provide sidewalks that stub to the property line (Kroger-owned property). • Sidewalk and stairway that leads to S College Avenue that provides accessibility to the Flex Route, Stop 1076 located at the intersection of S College Avenue and Carpenter Road With exception to the required connection of the existing walkway of Peyton Drive (see image below) the PDP complies with this standard. Staff recommends the following condition of approval: **#3 - Prior to Final Plan approval, connection into the existing walkway stub of Peyton Drive shall be made.**	Condition of Approval

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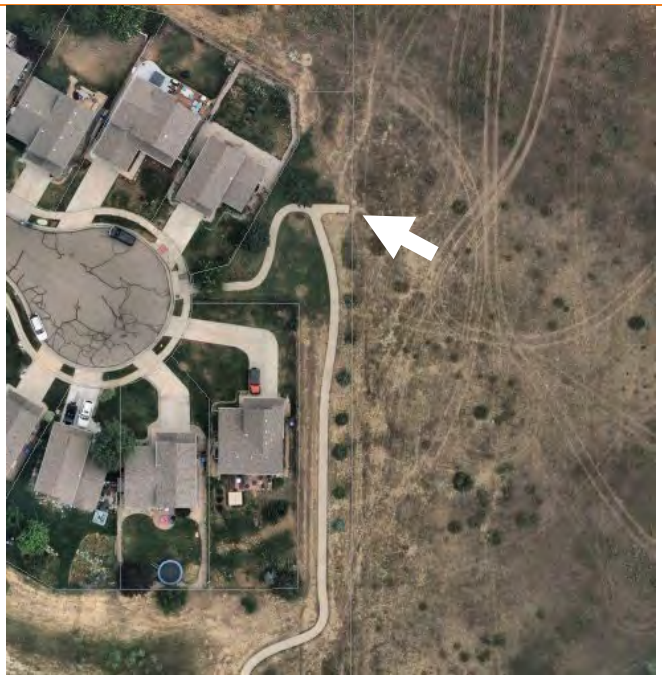
<tr><td></td><td>  </td><td></td></tr>
<tr><td>3.2.2(C)(7) – Off-Site Access to Pedestrian and Bicycle Destinations</td><td>The connections to the future Skyridge Trail are internal to the site. Two prominent external destinations are Coyote Ridge Elementary School and the adjacent City-owned 6-acre Homestead Park.

Compliance with this standard is achieved by the connection of public bike lanes and sidewalk into the existing pedestrian network of Avondale Road and Triangle Drive.</td><td>Complies</td></tr>
<tr><td>3.2.2(J) – Parking Lot Setbacks</td><td>Parking lots containing six or more spaces shall be set back from the street in accordance with the following table:

<table><tr><th></th><th>Minimum Average of Entire Landscaped Setback Area (feet)</th><th>Minimum Width of Setback at Any Point (feet)</th></tr><tr><td>Along an arterial street</td><td>15</td><td>5</td></tr><tr><td>Along a nonarterial street</td><td>10</td><td>5</td></tr><tr><td>Along a lot line *</td><td>5</td><td>5</td></tr></table>
The PDP complies with setback standards by providing a 25 foot setback from S College Avenue and a 5 foot setback from the adjacent property to the east. All other parking lots contained within the site are located behind buildings or away from public streets and property lot lines.</td><td>Complies</td></tr>
<tr><td>Section 3.2.2(K)(1)(a) – Parking</td><td>The minimum number of required parking spaces for two-family and multi-family dwellings is determined by the number of bedrooms per unit on a per unit basis.

To simplify the parking calculations and separate out buildings that are using on-street parking, the calculations of the project is split into an upper (multi-family), middle (duplex), and lower (townhome) section.

It should be noted that spaces located in detached residential garages are credited toward the minimum requirements of this section because they are made available to</td><td>Modification Requested</td></tr>
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dwelling unit occupants at no additional rental or purchase cost beyond the dwelling unit rental rate or purchase price.

Upper (Tract J/Multi-family)

This area of the site plan utilizes Strasburg and Castle View Drive to satisfy the parking minimums and is discussed in greater detail under the Modification section of this staff report. Parking surrounds most buildings on three sides and is also contained within parking garages that run parallel to South College Avenue. Below is a summary of the requirement and what is provided by the Project Development Plan.

BR(s)	Ratio	Units	Required	Surface	Garage	Total Provided
1	1.5	131	197			
2	1.75	61	107			
3	2.0	12	24			
Total			**328**	**257**	**25**	**282**

The plan provides 257 surface parking spaces and 25 within garages resulting in a shortage of 46 spaces. The applicant is seeking a modification of standard that requests the use of 46 of the approximately 62 on-street parking spaces to meet the minimum parking standards of this section and is discussed earlier in this report.

Middle (Tracts D, E, H and G / Duplex)

This area of the site uses angled-parking along a private street Long Vista Way and Maroon Vista Way with angled parking and head-in parking along two private drives, Maroon Vista Way and Pyramid Vista Way. Parking garages account for 36 spaces provided in this area of the site plan. Units facing Avondale will have access to on-street parking. However, since this is a collector/through street it cannot be counted towards the parking minimums.

BR(s)	Ratio	Units	Required	Surface	Garage	Total Provided
Dplx. 1br	1.5	46	69			
Dplx. 2br	1.75	52	91			
Total			**160**	**141**	**36**	**177**

Lower (Tracts J and I / Townhomes)

Each unit in this area of the site utilizes a tuck under two-car garage that directly opens into the townhome to meet all the parking minimums required by townhomes

Bedroom(s)	Ratio	Units	Required	Provided
1	**1.5**	**0**		
2	**1.75**	**24**	**42**	
3	**2.0**	**32**	**64**	
Total			**106**	**136**

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<table>
<tr><td></td><td>
Summary
<table>
<tr><th>BRs</th><th>Multi-Family</th><th>Townhome</th><th>Duplex</th><th>Total Units</th><th>Ratio</th><th>Required</th><th>Total Provided</th></tr>
<tr><td>1</td><td>131</td><td>0</td><td>40</td><td>171</td><td>1.5</td><td>267</td><td></td></tr>
<tr><td>2</td><td>61</td><td>24</td><td>54</td><td>139</td><td>1.75</td><td>244</td><td></td></tr>
<tr><td>3</td><td>12</td><td>32</td><td>0</td><td>44</td><td>2.0</td><td>88</td><td></td></tr>
<tr><td colspan="5"></td><td>Total</td><td>599</td><td>595</td></tr>
</table>
</td><td></td></tr>
<tr><td>Section 3.2.2(K)(2)(b) – Multi-Family Parking with Internal Streets</td><td>A modification has been requested to count on-street parking along Strasburg Drive, which is not considered an “internal street.” See applicant’s justification and analysis found earlier in this report under Division 2.8 – Modification of Standards.</td><td>Modification Requested</td></tr>
<tr><td>3.2.2(K)(5) – Handicap Parking</td><td>Handicap-accessible spaces must have a stall width of 13 feet and be placed as close as possible to the nearest building entrance. Parking standards require a minimum amount of handicap spaces based on the total spaces in the lot. The PDP complies with this standard by providing the following:
• Upper (Tract J / Multi-family): 8 spaces required, 13 provided (2 in garages).
• Middle (Tracts D, E, H and G / Duplex and Single Family): 6 required, 8 provided (2 in garages).</td><td>Complies</td></tr>
<tr><td>3.2.2(L)(2) – Compact Vehicle Spaces in Long-term Parking Lots</td><td>Long term parking areas are defined as, “parking which has limited turnover during a normal working weekday. Long-term parking includes employee-type parking or residential-type parking.

Because all parking contained within this PDP is residential, the standard allows for up to 40% of the parking spaces to be “compact” or reduced in overall size. For head-in (90 degree) parking this can mean a reduction in stall dimension from a standard size of 8.5’x18’ to a compact size of 8’x15’. For the multi-family portion of the development, the Plan proposes 65 (23%) of the 282 off-street spaces to be compact, which complies with the limit of the standard.</td><td>Complies</td></tr>
<tr><td>3.2.4 – Site Lighting</td><td>This standard requires that exterior lighting does not adversely affect the properties, neighborhood, or natural features adjacent to the development. The standard requires exterior lighting to be examined in a way that considers the light source, level of illumination, hours of illumination and need.

The PDP provides lighting in all needed areas of the site and complies with the requirements of this section using fully shielded, down-directional, 3,000 Kelvin or less fixtures. Further, the plan minimizes or eliminates the use of lighting around natural habitat areas and areas measured 20 feet beyond all common boundaries of the site.</td><td>Complies</td></tr>
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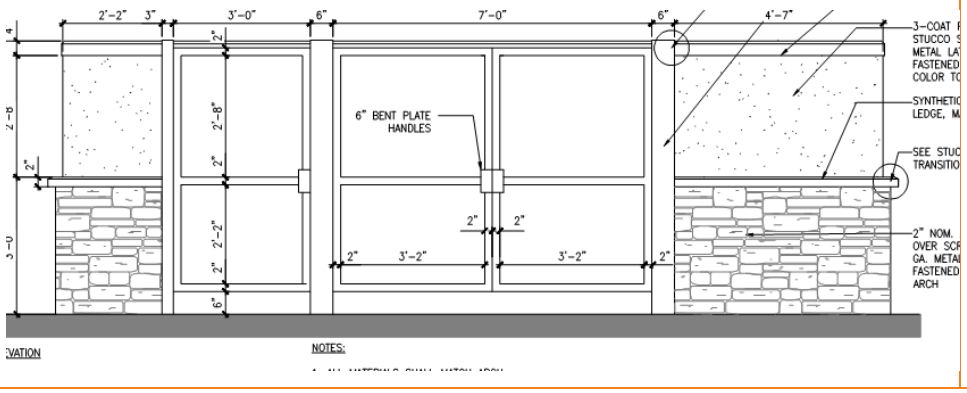
Section 3.2.5 – Trash and Recycling Enclosures	Trash and recycling enclosures must be provided in convenient locations and allow for walk-in access without having to open the main service gate. Additionally, standards require: 50/50 distribution of recycling and trash, concrete pad, and enclosures to be constructed of durable, high quality material that compliments the material and architecture of the residential building that it is required for. The plan provides trash enclosure that complies by matching the use of material found in the multi-family buildings. The enclosure consists of a cultured stone base, transition ledge, and stucco wall system, drip edge and durable steel gate. Trash and recycling containers are proportionately distributed within each enclosure and provide for unrestricted access to each container.  	Complies

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B. DVISION 3.3 - ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	This standard requires the applicant to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing street is abutting or within the property being developed the applicant must dedicate such additional rights-of-way to meet the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code. The PDP complies with this standard by: • Constructing and dedicating the extension of Strasburg into the site where it will stub into the undeveloped property to the east. • Constructing and dedicating a portion of Avondale between Ridgewood Hills Fourth filing and the property to the east. • Dedicating an additional 19 feet of ROW for South College Avenue to accommodate the anticipated centerline shift in alignment with the Colorado Department of Transportation's "US 287 Loveland to Fort Collins, Colorado Environmental Overview Study (2007), South College Access Control Plan (2002).	Complies

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C. DIVISION 3.4 - ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats	The General Standard in this section requires, to the maximum extent feasible, the development plan be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features. Section 3.4.1(E)(1)(a-i) Buffer Zone Performance Standards allow the decision maker [Planning and Zoning Board] to determine buffer zones that may be multiple and noncontiguous. The general buffer zone distance for each natural habitat or feature is established in the quantitative buffer zone table, but the Planning and Zoning Board may reduce or enlarge any portion of the general buffer zone distance in order to ensure qualitative performance standards are achieved. **Background:** The Ecological Characterization Study (ECS) was completed by Wildland Consultants, Inc. in October, 2019, prior to the Project Development Plan submittal. The report highlights several resources on the property that warrant protection or mitigation, including: five isolated wetlands, the Louden Ditch, three riparian forest communities, and an American Kestrel nest. The ECS also notes additional survey data being needed for any additional existing raptor nests. Other than these features, the remainder of the site is dominated by non-native grasses (smooth brome, crested wheatgrass) and invasive weeds (kochia, bindweed, prickly lettuce and Canada thistle). *Wetlands*: Wetlands are located in several areas of the site that total 2.36 in size. • Wetland 1 (.067ac): isolated wetland on a seep. Supports stands of coyote willow, cattail and stinging nettle. • Wetland 2 (.26ac): wetland along the Benson Lateral owned by City Parks and Natural Areas Departments. Supports an overstory of crack willow and plains cottonwood, and understory of reed canarygrass. • Wetland 3 (.18 ac): wetland fringe and ordinary high water mark along the North Louden Ditch. The fringe is dominated by Emory sedge and reed canarygrass. • Wetland 4 (1.54 ac): wetland in a depression south of the Louden Ditch. Supports reed canarygrass, American threesquare and Baltic rush, while the fringe contains Canada thistle and meadow fescue. • Wetland 5 (.014ac): in a swale to the south that is dominated by reed canarygrass. The primary functions associated with the wetlands are wildlife habitat and groundwater discharge (seepage from the Louden Ditch). As these wetlands do not provide significant use by waterfowl or shorebirds, the buffer standards are applied by the size of wetland. According to the Land Use Code Section 3.4.1(E), for wetlands greater than 1/3 acre in size, a 100' buffer zone standard is applied; for wetlands less than 1/3 acre in size a 50' buffer is applied. However, this buffer can vary if qualitative performance standards are met. All wetlands are considered non-jurisdictional (not regulated by the US Army Corps of Engineers).	Condition of Approval

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Riparian Forest: Three riparian forest communities are identified in the ECS:

- Forest 1: dominated by crack willow trees with scatted Siberian elm along the banks of the Benson Lateral.
- Forest 2: dominated by mature plains cottonwood trees in the north-central area of the site. In one of the large plains cottonwood trees in Forest 2 houses an American kestrel nest in a cavity
- Forest 3: dominated by smaller plains cottonwood trees, located immediately north of the large 1.5 ac wetland.

Section 3.4.1(E) requires buffering of riparian forest measured 50' from the edge of canopy. Several trees in riparian forests will be impacted for a variety of reasons, including poor tree condition, the development of Castle View Drive, and clearing for an access easement along the City-owned Benson Lateral. The cottonwood tree with the American kestrel nest will remain, however Forestry has evaluated the tree's health and considers it hazardous. Forestry and Environmental Planning Staff will further evaluate the tree's overall health and determine whether the tree should be protected or mitigated.

Louden Ditch: The Louden Ditch traverses through the site and was determined in the ECS to serve as a wildlife corridor to raccoons, skunks, muskrat and other urban adapted species that are not sensitive to human presence. The ditch has some low-quality fringe wetlands and is dominated by reed canarygrass, smooth brome and crested wheatgrass. The standard buffer distance for ditches that serve as wildlife corridors is 50' measured from the top of bank or edge of wetlands, whichever is greater. The majority of the ditch running through the site is proposed to be piped.

Development Proposal:

Where the proposed development encroaches into the general buffer zone standard setbacks, the natural habitat buffer zone design expands elsewhere to offset the encroached areas. The largest and highest ecological valued features, the 1.5 ac wetland, riparian forests, and American kestrel nest will be largely protected in place. The site has been redesigned to minimize impacts to Wetland 2 (0.26ac), the Kestrel nest and three riparian forests.

Wetlands: The site contains a total of 2.36 acres of low to moderate quality wetlands. Wetland 1 (0.067ac) will be removed; portions of Wetland 2 (0.26ac) and Wetland 4 (0.18ac) will be removed. In total, 0.49 acres of wetlands will be impacted and replaced with 0.81 acres of wetlands through the expansion of other existing wetlands and creation of new wetlands in stormwater detention ponds.

Hydrology is the primary factor that supports wetland function, followed by vegetation and soils. Wetland 2 (1.54ac) and Wetland 5 (0.014), will be protected in place with 100' and 50' buffers respectively, except for 15' of encroachment into the 100' buffer by one single-family home. The Louden Ditch, which supplies water to Wetlands 2 and 5, will be partially piped east of these locations. This will remove some fringe wetlands in Wetland 3 (located within the ditch) and change the hydrological regime that supports Wetland 2. However Wetland 2 will likely continue to thrive, especially since stormwater has been designed to supplement water and increase the wetland in size and function.

Riparian Forest: Some trees will be removed as a result of the development, the need for an access easement and poor health of the trees. Buffers are largely respected for the remaining trees, with the exception of Forest 2, where there is encroachment from single-family houses to the south. Buffers for Forest 1 and Forest 3 are protected. The loss of habitat value from the removal of trees will be mitigated through a combination of shrubs, ornamental and shade trees to provide structural and species diversity. A total of 134 native shrubs, 20 multi-stem trees and 25 cottonwoods will be required and placed within the Natural Habitat Buffer Zones. These plantings are separate from City Forestry's tree protection and mitigation requirements in LUC Section 3.2.1.

Louden Ditch: Portions of the Louden Ditch will be piped, rather than protected in place and buffered. The loss in habitat value from piping the ditch will be mitigated through restored native areas with pockets of pollinator gardens to create additional

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wildlife habitat. Stormwater and water quality areas will also be enhanced to provide structural and species diversity for habitat quality.

Performance Standards: The applicant proposes meeting LUC 3.4.1 (E) natural habitat buffer zone performance standards, which are as follows:

(a) *The project shall be designed to preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.*

The existing site contains a total of 2.36 ac of wetlands and 8.14 buffer zones. The development proposes 2.68 ac of wetlands and 9.28 ac of buffer zones. The largest and highest quality ecological features, the American kestrel nest, riparian forests and wetlands, are being protected and mitigated. Site plans were modified to minimize impacts to the Benson Lateral, which contains a riparian forest and fringe wetlands. Site plans were also modified to protect the Kestrel nest and 100' buffer for Wetland 4 through the removal of an alley. Wetland 4 is being protected in place, enhanced through weed management and plantings, and enlarged through stormwater drainage. Riparian forests are being protected in place and impacts mitigated through a combination of native shade trees, flowering trees, shrubs and wildflowers. The low-quality Louden Ditch will be mitigated through restored native grasses and pollinator gardens. The resultant buffer zone will be of higher quality than what exists today through weed mitigation and enhanced species and structural diversity.

(b) *The project, including, by way of example and not by way of limitation, its fencing, pedestrian/bicycle paths and roadways, shall be designed to preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.*

The proposed pedestrian walkways and trails align with the Nature in the City Strategic Plan by providing residents with appropriate access to nature, including nature-viewing opportunities. Fencing should allow trail users opportunity to enjoy nature while discouraging people and pets from entering the high-quality wetland area.

(c) *The project shall be designed to preserve existing trees and vegetation that contribute to the site's ecological, shade, canopy, aesthetic, habitat and cooling value. Notwithstanding the requirements of Section 3.2.1(F), all trees and vegetation within the Limits of Development must be preserved or, if necessary, mitigated based on the values established by the Ecological Characterization Study or the City Environmental Planner. Such mitigation, if necessary, shall include trees, shrubs, grasses, or any combination thereof, and must be planted within the buffer zone.*

Vegetation within wetlands, riparian forests and open areas will be improved through weed mitigation and enhancement plantings of structural and species diversity. The landscaping emphasizes native plants, a diverse vegetation structure to enhance opportunities for species' nesting, breeding, and where needed, screening to buffer the surrounding areas visually and from noise. Site design has been modified to minimize impacts to riparian forests and wetlands. Impacts to riparian forests will be mitigated through a total of 134 native shrubs, 20 multi-stem trees and 25 cottonwoods. These plantings will be placed within the Natural Habitat Buffer Zones. These plantings are separate from the tree protection and mitigation requirements in LUC Section 3.2.1.

(d) *The project shall be designed to protect from adverse impact to species utilizing special habitat features such as key raptor habitat features, including nest sites, night roosts and key feeding areas as identified by the Colorado Parks and Wildlife Division ("CPW") or the Fort Collins Natural Areas Department ("NAD"); key production areas, wintering areas and migratory feeding areas for waterfowl; heron rookeries; key use areas for wading birds and shorebirds; key use areas for migrant songbirds; key nesting areas for grassland birds; fox and coyote dens; mule deer winter concentration areas as identified by the CPW or NAD; prairie dog colonies one*

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(1) acre or greater in size; key areas for rare, migrant or resident butterflies as identified by the NAD; areas of high terrestrial or aquatic insect diversity as identified by the NAD; remnant native prairie habitat; mixed foothill shrubland; foothill ponderosa pine forest; plains cottonwood riparian woodlands; and wetlands of any size.

While no raptors nests have been identified on the property, aside from the American kestrel nest, the ECS calls for additional bird surveys after leaf fall. This will be performed prior to Final Development Plan approval. Additionally, a pre-construction survey will be required and a buffer zone setback maintained during the breeding, nesting and nestling rearing period should any active nests be found.

(e) The project shall be designed so that the character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting and similar potential development impacts shall minimize the degradation of the ecological character or wildlife use of the affected natural habitats or features.

Stormwater will be treated prior to entering wetlands, and landscaping will provide screening to buffer natural habitat buffer zones from light spillage and noise from the development.

(f) The project shall be designed to integrate with and otherwise preserve existing site topography, including, but not limited to, such characteristics as steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines and scenic topographic features.

The project protects topographic "bowls" that collect water and create wetlands will be preserved. These include Wetland 4 and Wetland 5.

(g) The project shall be designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.

All buffers will be restored to native vegetation (with the exception of some trees in riparian forests that will be preserved for habitat). Additionally, weed mitigation and enhancement plantings will be incorporated to improve the natural ecological characteristics of the site.

(h) The project may be designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.

The proposed pedestrian walkways and trails align with the Nature in the City Strategic Plan by providing residents with appropriate access to nature depending on the feature, including nature-viewing opportunities. More sensitive habitats, such as wetlands, allow for distant viewing while pollinator gardens offer more intimate experiences.

(i) Fencing associated with the project shall be designed to be compatible with the ecological character and wildlife use of the natural habitat or feature.

The proposed fencing shall not inhibit wildlife movement near Wetland 4 but discourage people and pets from entering the high-quality wetland area.

Summary: The mitigation results in 11.96-acres of Natural Habitat Buffer Zone (NHBZ), nearly 1.5-acres above the required 1:1 mitigation value. Emphasis is placed on enhancing and expanding the low-quality 1.5-ac wetland (the largest resource) into a nearly 2-ac moderate to high-quality wetland. Expansion of the buffer area will be achieved through stormwater drainage and weed mitigation, and enhancement will be

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	achieved through restoration, wetland monitoring, and plantings. Because hydrology will change for Wetland 4 as a result of the Louden Ditch being piped, City Environmental Planning Staff recommend additional monitoring prior to and post construction. This monitoring will be a condition of approval for the project, which has been communicated to the applicant. High activity areas (patios, play areas, overlooks, public amenities) have been excluded from wetland NHBZs to reduce human impacts and encourage use by wildlife. However, human amenities have been incorporated near pollinator gardens. A native seed mix, weed mitigation, and additional native plantings throughout other areas of the site will further enhance the ecological character and habitat value of the site. **#4 Staff recommends the following conditions of approval to ensure the project can meet LUC 3.4.1(E) standards:** **1. Complete a raptor survey after leaf fall (autumn or winter 2020) prior to FDP approval, for a complete inventory of existing conditions. If any nests are found, work with City Environmental Planning and other agencies for protection and mitigation.** **2. Ensure the long-term viability of the Natural Habitat Buffer Zone and mitigation areas by completing monthly vegetation and soil monitoring of the1.5-ac wetland pre-construction and post-construction to understand changes in hydrology. There will be a total of 15-20 equally distributed monitoring plot locations of both vegetation transects and 6 groundwater monitoring piezometers. Each monitoring well shall be monitored once monthly during the growing season (May-September) for at least 1-2 years prior to construction and 3 years after construction, or until the NHBZ is accepted by the City Environmental Planner.**	
3.4.7 – Historic and Cultural Resources	This standard is intended to ensure that development is compatible with and protects historic resources and that the design of new structures is compatible with and protects the integrity of historic resources located within the area of adjacency. Adjacent to the northeastern portion (multi-family) of the site is the historic Deines Barn and Silos, which is within the neighborhood park of the Shenandoah subdivision. This is the only historic resource within 200 feet of the development site, and thus forms the area of adjacency for the purpose of applying 3.4.7 requirements. According to the 2007 CDOT Environmental Overview Study, "the Deines barn was built in 1918 and is an example of a post-and-beam, wood-sided gambrel-roof barn (photo below). This barn is reported to be one of the largest in the region and in 2002 was one of only eight surviving barns of gambrel-roof design. The adjacent twin silos are also significant as there are fewer than 15 silos remaining in the Fort Collins area from the many dozens of silos that were originally built. The Deines barn and silos were listed on the State Register of Historic Places on March 13, 2002." The barn and silos were also designated as a Fort Collins landmark in 2001. The barn and silos are currently maintained by the Shenandoah Owners Association and are located within an Historic Site Easement that was recorded as part of the Shenandoah PUD.	Complies

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Because the barn and silos are not on the development site, application of this section of the code for Ridgewood Hills 5th filing would be limited to design compatibility as per 3.4.7(E). Those requirements are designed to create architectural compatibility for development scenarios that call for similar massing, materials, and building forms in urban settings where historic residential and commercial building types exist near new construction. When that scenario occurs, the Landmark Preservation Commission makes a recommendation to the decision maker regarding the proposal's compliance with 3.4.7. In scenarios in which that code does not logically apply or when the proposed development would not have an adverse effect on historic resources, section 3.4.7(F) allows for a waiver of the LPC recommendation by the CDNS Director. That waiver occurred in this case, based on the awkwardness and limited applicability of applying similar architectural design elements between an agricultural barn structure and the proposed buildings.

Also of note is that the Land Use Code does not include a viewshed requirement. The existing and proposed development around the barn, as well as the existing zoning for future development along Highway 287, collectively result in an anticipated major alteration to the historic agricultural setting of the barn and silos that is changing over time as this area densifies. In the absence of a viewshed requirement, staff comments on the site plan for both Ridgewood Hills 5th Filing and the existing Shenandoah development have instead involved suggesting best practices for buffering within the development by siting open space and common amenities around the historic feature to maintain the feature's focal point. To that end, staff has emphasized the importance of creating an appropriate buffer around the barn to maintain an appropriate separation and setting for the barn. In particular, the abutting location of the clubhouse and its landscaping form a more appropriate relationship than would placing multi-family buildings in closer proximity to the barn and silos, and the adjacent ditch and the buffering required for that feature also create additional spatial buffering for the barn. These elements will continue to support the existing condition, in which the historic barn and silos serve as neighborhood amenities and a shared, transitional focal point for the common areas of the two abutting developments that, along with the irrigation ditch and its buffer zone, will preserve important features from the site's agricultural history.

To further support the visual buffering and focal point enhancement, staff has worked with the applicant team to provide the following:

- Relocation of the clubhouse away from the barn and in its place, a large park area to preserve views from within the development site to the barn.
- Lowering the fence from 6 feet to 4 feet around the barn to maintain the view into the site of the barn and silos from the street and walkway system.

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3.4.8 – Parks and Trails	This standard requires compliance of development plans with the Parks and Recreation Policy Plan to ensure that the community will have a fair and equitable system of parks, trail and recreation facilities as the community grows. The immediate area contains a City-owned and maintained 6-acre park (Homestead Park) that serves all neighborhoods south of W Trilby Road and west of S College Avenue. This park was purchased and built by the City as part of Ridgewood Hills Second Filing in 2003. All elements of the Parks and Trails Master Plan have been implemented in this area.	Complies

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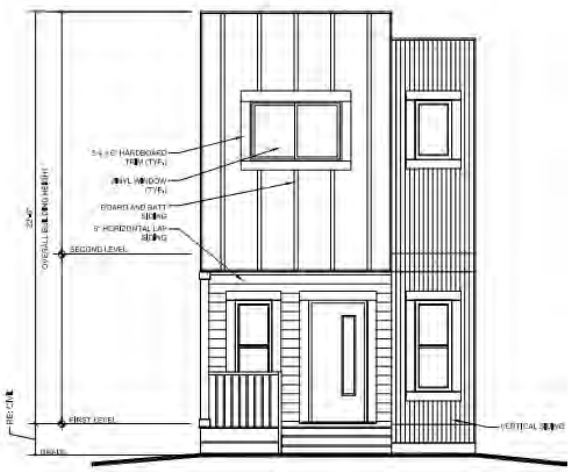
D. DIVISION 3.5 - BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(B) General Standard – Building and Project Compatibility	New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using complementary design strategies. In areas where the existing architectural character is not definitively established or is not consistent with the purposes of this Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context. Staff finds that the project complies with the compatibility requirements of this section with exception of the flat roof over-under duplex (see image below) and color palette. During the review of the project it was discussed and agreed upon that this model would be removed from the project, however, it inadvertently remained in the elevation set. A condition related to the use of colors is discussed later under 3.5.1(F). **#5 - Staff recommends that at time of submittal for Final Plan, Model 'F-1' be removed from the Plan or modified in a way to provide a hipped or gabled roof.**  	Condition of Approval

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3.5.1(C) - Building Size, Height, Bulk, Mass, Scale.	Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection. There are two proposed townhomes buildings that share common boundary with the side lots of two single-family residences located at the end of Peyton Drive (Ridgewood Hills Third Filing). The existing residences feature one second story window and a first story window that would face this project. The site is separated by several evergreen trees, a landscape berm and retaining wall. The images below will be the orientation of the 3-unit and 4-unit single-family attached dwellings that face the side property lines of the two single-family homes. The building's design provides for a similar height and scale when compared to the residences to the west by providing a low pitched gable roof, 35'8" - 36'8" high (existing single-family = approximately 28 feet). Further, the massing is articulated through several 3-foot reliefs in wall plane and is dug into the side of the topography 2-7 feet below the neighboring property. 	Complies

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Looking west down Peyton Drive

Looking east from Peyton Drive.

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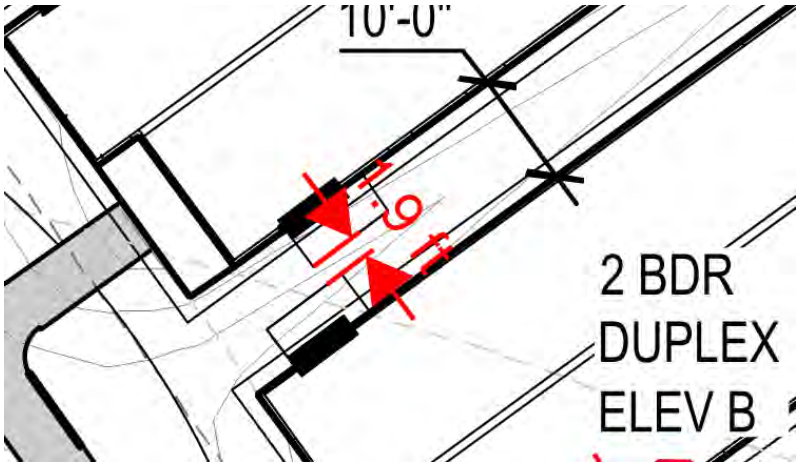
3.5.1(D) – Privacy Considerations	This standard requires elements of the development plan to be arranged in ways to maximize the opportunity for privacy by the residents of the projects and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security. The development is comprised of a tightly spaced arrangement of duplexes, townhomes, and multi-family buildings. Building models located and arranged in the multi-family and townhome portion of the site incorporate elements of design that provide privacy through screening elements such as horizontal wood slats or offsets in front façade porch/patio areas. Most models located within the middle portion of the site (duplex) feature shared front porches (4'6"'x13'8") and side porches (4'x8'). Elevation plans indicate that side porches will be screened using a 6 foot wood fence, however, this outdoor space is not arranged in a way to promote privacy amongst residents. Staff is recommending a condition of approval, which has been discussed with the applicant, to address the following issues: 1. Lack of a private outdoor porch, yard, or patio space for each unit. 2. Narrow side-yard setback and placement of side facing porches that provide little as 1.9 feet of separation between neighboring porches. **#6 - Staff recommends that prior to Final Plan approval, all second story over-under duplex buildings feature a porch that mirrors the first floor unit and that all neighboring duplexes relocate side facing porches in a way that creates greater physical separation and reinforces privacy through the use of landscaping and other vertical screening techniques.**  **Distance between side porch of duplex.**	Condition of Approval

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	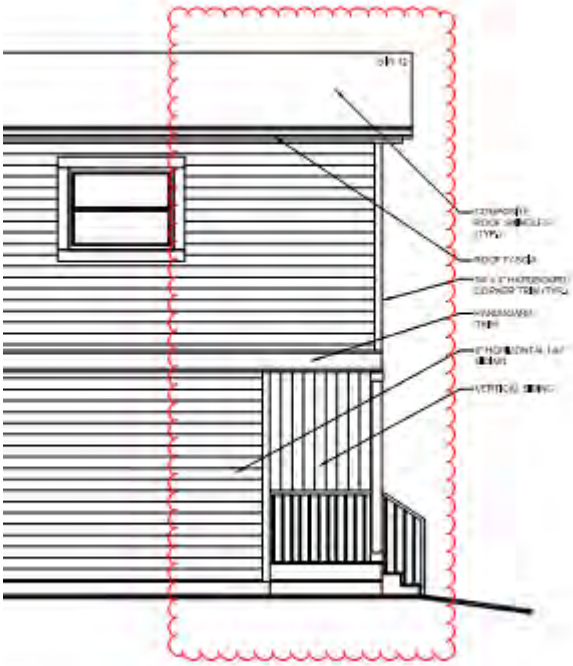 **Side elevation view of duplex front façade**	
3.5.1(E) – Building Materials	This standard requires that building materials be similar to the materials being used in the neighborhood or, if dissimilar, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials. The PDP proposes the use of the following types of material consistent with those being used in the existing neighborhood: 1. Multi-family – composite wood for screening elements around each patio with metal railings, buff colored cultured stone, stucco trim and accents, hardboard trim, hardboard lap siding, architectural metal panel, and board and batten. 2. Townhomes – stucco, cultured stone, hardboard trim, hardboard lap siding and board and batten. 3. Duplexes – hardboard lap siding, hardboard trim, and board and batten. The materials used in the surrounding neighborhood are similar and predominately consist of 6-8 inch lap siding, hardboard corner trim, vinyl windows and fiberglass shingles and brick or stone elements that frame garage doors or the base of patio columns. The project proposes similar materials that are detailed in a way to be consistent with the surrounding context.	Complies

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3.5.1(F) – Building Color	This standard requires that color shades shall be used to facilitate blending into the neighborhood and unifying the development and further, should draw from the range of color shades that already exist on the block or in the adjacent neighborhood. Staff finds that the plan does not comply with this standard and recommends the following condition of approval. **#7 - Prior to Final Plan approval, all use of vibrant colors such as the red used in duplex models and white used in townhome models, will be removed. In substitution, the project must use muted earth-tone colors that pull from the surrounding natural environment and existing adjacent neighborhood.**	Condition of Approval

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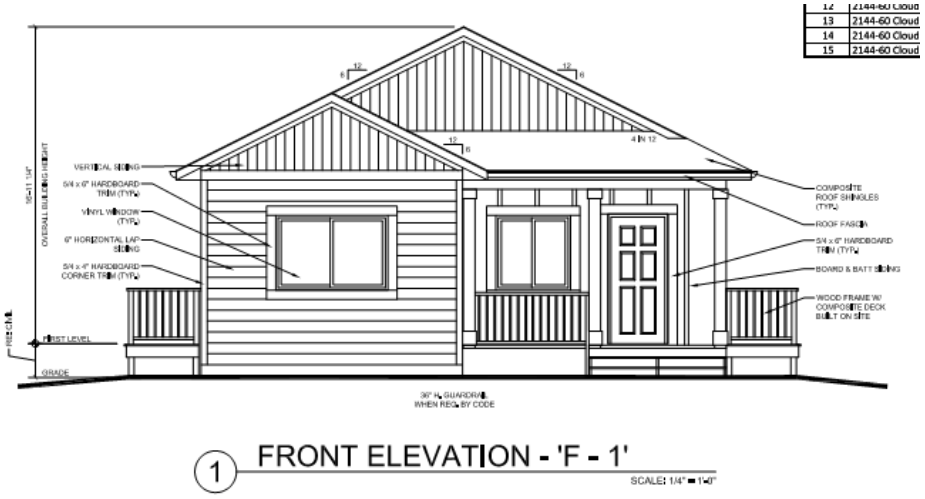
3.5.2(C)(1) – Housing Model Variety and Variation Among Buildings	The standards in this section are intended to promote variety, visual interest, and pedestrian-oriented streets in residential development. Development projects containing residential buildings shall place a high priority on building entryways and their relationship to the street. Pedestrian usability shall be prioritized over vehicular usability. Buildings shall include human-scaled elements, architectural articulation, and in projects containing more than one (1) building, design variation. **Duplexes.** In projects that contain less than 100 dwelling units (98 proposed) of duplexes, the project must provide three (3) different types of housing models that have at least three characteristics which clearly and obviously distinguish it from the other housing models such as differences in floor plans, exterior materials, roof lines, and placement of the footprint on the lot and/or building face. The project complies using three distinctly different duplex models as seen below. The three variations of duplex buildings provide for varying differences in how units are joined (either over-under, front-to-back, or side-by-side), provide gabled and hipped roof forms, vary the application of lap siding and use of board and batten, vary the use of colors, and placement of the building footprint.  **Side-By-Side Duplex, Elevation A**	Complies

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Front-to-Back Duplex, Elevation A

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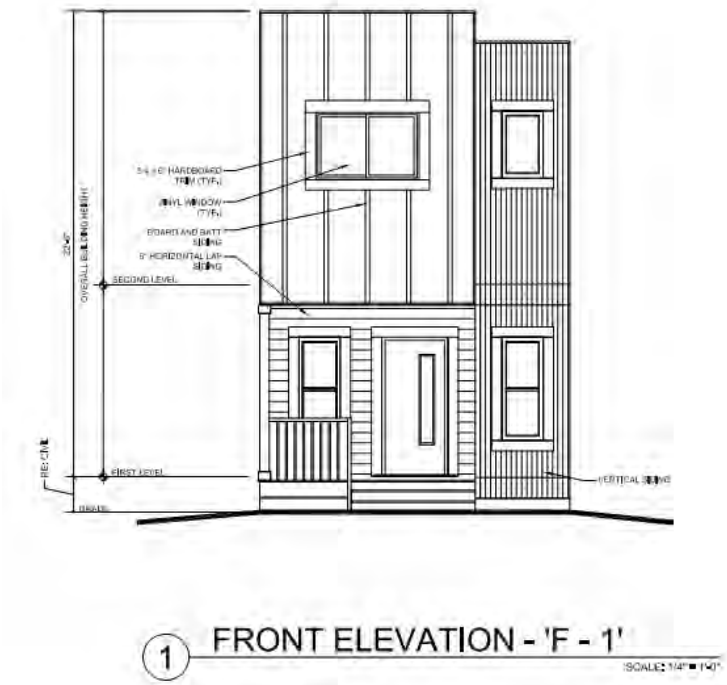
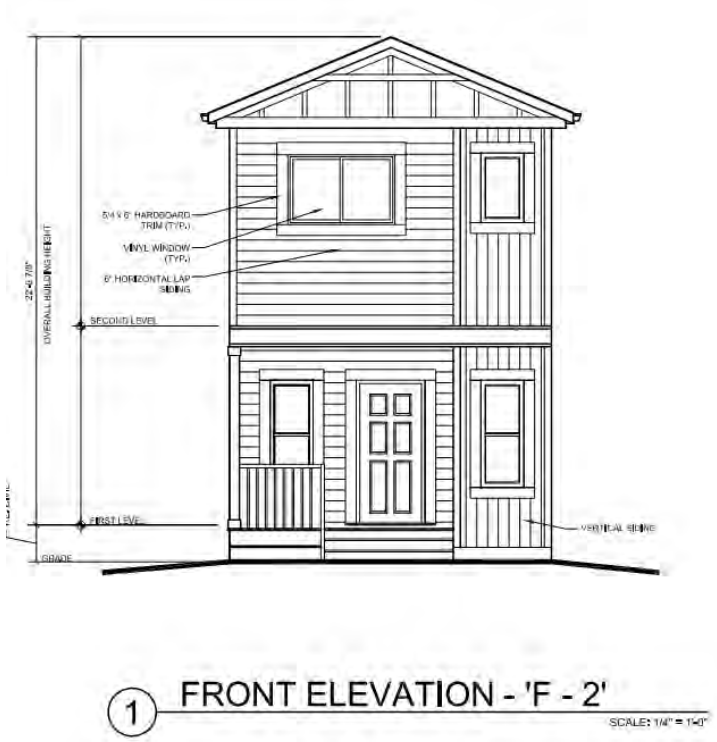


Over-and-Under Duplex, Elevation A (See Section 3.5.1 for condition of approval to remove this elevation from use in this project)



Over-and-Ander Duplex, Elevation B

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3.5.2(C)(2) – Housing Model Variety and Variation Among Buildings – Three Building Designs

This standard applies only to the 16 single-family attached (townhome) buildings on the lower portion of the site. For projects with more than 5 buildings, there must be at least three distinctly different building designs, no similar buildings placed next to each other and buildings must vary significantly in footprint size and shape. The distinctiveness among the four models is summarized as follows:

Size/Model	Qty	Foot-print Size	Siding	Body Colors	Roof & Color	Entry Style	Windows
3-Unit Townhome (Type A)	4	85'x 29'	Board & Batt, lap siding, stucco, architectural metal panel	Taupe, Gray, Flint	Gable, Shed and Flat	Covered porch	No muntin bars
3-Unit Townhome (Type B)	4	" "	Board & Batt, Stucco, Lap Siding, synthetic stone	Polo Blue, Hazelwood, Woodstone	Gable with Shed	Covered porch	vert/hor muntin bar
4-Unit Townhome (Type A)	4	113'x 29'	Board & Batt, lap siding, stucco, architectural metal panel	Taupe, Gray, Flint	Gable, Shed and Flat	Covered porch	No muntin bars
4-Unit Townhome (Type B)	4	" "	Board & Batt, Stucco, Lap Siding synthetic stone	Polo Blue, Hazelwood, Woodstone	Gable with Shed	Covered porch	vert/hor muntin bar

There are four distinctly different building designs that vary significantly in footprint, size, and shape. Application and arrangement of exterior materials are distinctive on a per model basis. Distinctions include changes in material, roof orientation, step-downs in end unit massing, and window placement. Additionally, no similar buildings are placed next to each other along any street.

Complies

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3-Unit Townhome – Type A

3-Unit Townhome – Type B

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…Continued

4-Unit Townhome – Type A

4-Unit Townhome – Type B

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<table>
<tr>
<td>3.5.2(D)(1) – Relationship of Dwellings to Streets and Parking</td>
<td>
This standard requires that all buildings connect to street sidewalks. One of the fundamental aspects of City Plan and the Land Use Code is that multi-unit buildings are to be arranged in the traditional manner of homes along neighborhood streets. A positive urban relationship to the street integrates multi-unit dwellings into a neighborhood. This, in turn establishes building identity, a dignified position in the community, and clear connections to the rest of the community. An interrelated network allows other connecting walkways to serve buildings but only so long as these walkways meet certain criteria. This standard allows three types of walkways to ensure that new development provides neighborhood intra-connectivity. In order of preference, these are:

Direct connection. This allows buildings to face streets so that new development extends the town-like pattern.
Direct connection within 200 feet. This allows for flexibility in building placement and results in an easy walking distance (roughly one-half of a block in traditional terms) to the City sidewalk network.
Direct connection between 200 and 350 feet by way of a Major Walkway Spine. This allows for a maximum walking distance (less than one block length in traditional terms) but only if this distance is mitigated by urban design features.

There are 71 buildings oriented in a variety of ways and are summarized in the following table:
<table>
<tr><th>Building Orientation</th><th>Qty</th></tr>
<tr><td>Front on a Local Street</td><td>59</td></tr>
<tr><td>Side on a Local Street</td><td>4</td></tr>
<tr><td>Front on Major Walkway Spine</td><td>5</td></tr>
<tr><td>Buildings that do not comply</td><td>3</td></tr>
<tr><td>Total</td><td>71</td></tr>
</table>
As indicated above there are 5 buildings which front on a “Major Walkway Spine” meaning, “a tree-lined connecting walkway that is at least five feet wide, with landscaping along both sides, located in an outdoor space that is at least 35 feet in its smallest dimension, with all part of such outdoor space directly visible from a public street.”

Of the 71 buildings, three duplex buildings do not meet one or both aforementioned standards. A Modification of Standard has been requested and is analyzed earlier in the staff report.
</td>
<td>Modification of Standard Requested</td>
</tr>
</table>

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	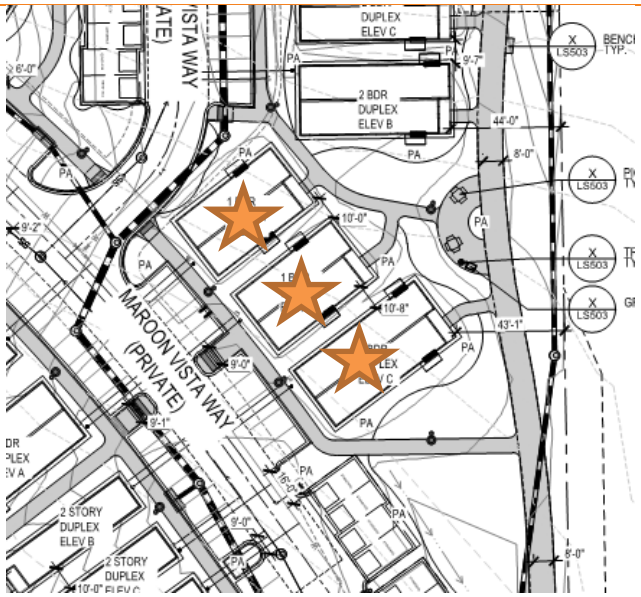	
3.5.2(E)(1) – Residential Building Setbacks, Lot Width and Size	The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building must be 30 feet from any arterial street. For the five garages that front on S College Avenue, all front setbacks are 30 feet or greater in compliance with the standard	Complies
3.5.2(E)(2) – Setback from Nonarterial Streets	The minimum setback of every residential building or detached accessory building shall be 15 feet from the street right-of-way. Setbacks of garage doors must be at least 20-feet All buildings fronting on non-arterial street rights-of-way are oriented in a way to provide 15 feet or 20 feet of building setback.	Complies
3.5.2(E)(3) – Side and Rear Yard Setbacks	The minimum side yard setback for all residential buildings is 5 feet and 8 ft rear yard setback. All buildings are contained within a common tract of land with no individual lots. The placement of each building meets the required side and rear yard setbacks of this section.	Complies

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3.5.2(F) – Garage Doors	This standard requires that garage doors be designed and oriented in a way to not dominate a streetscape and allow for visually interesting features of the house to prevail. This standard met by all buildings and further provides alternative plan of compliance for the five southern-most townhomes fronting along Longmont Street. Due to the abutting Natural Habitat Buffer Zone to the south, five townhome units provide for an alternative design by orienting the façade onto a Major Walkway Spine and by proposing a design that creates variety and visual interest in the design through the use of material, glazing in garage doors and person doors and architectural detailing. Below are elevation views of the side of the building that will front on Longmont Street. 	Complies

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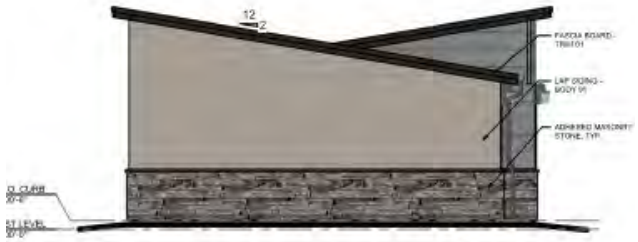
3.5.2(G) – Rear Walls of Multi-Family Garages	To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building. Garages must not exceed 60 feet in length, be separated by at least 7 feet of landscaping and provide articulation every 30 feet by using one of the seven techniques described in this section. The six multi-family garages comply with this standard by providing the techniques which include a change in wall plane of at least six inches, change in roof plane, and change in materials which in combination, exceed the minimum requirements of this standard.  GARAGE A - LEFT SIDE ELEVATION 1/4" = 1'-0"	Complies

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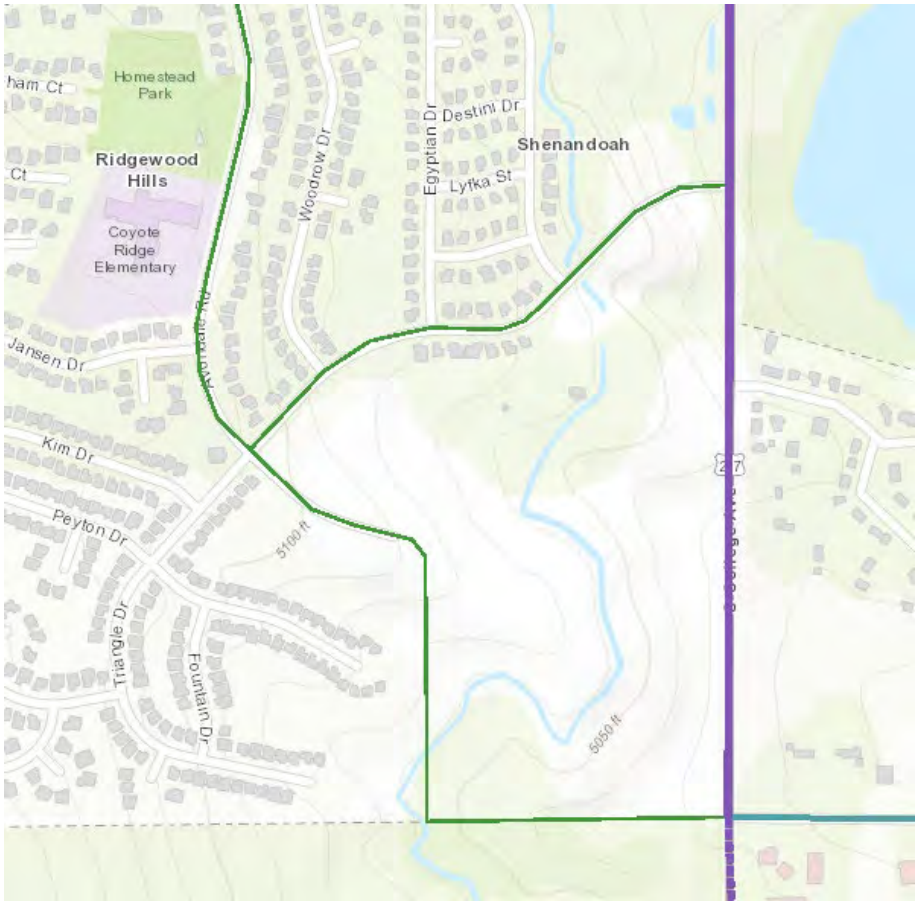
E. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways, and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.1(D) – Compliance with the Master Street Plan Master Street Plan	The standard states, "All development plans must provide for or accommodate the streets and transportation facilities identified on the Master Street Plan that are within the Limits of Development." The project will be constructing the extension of Avondale Road within their property limits in accordance with the adopted Master Street Plan (image shown below). Each phase (or filing) of the Ridgewood Hills development (from phase 1 in 1995, to this project filing 5) has built their portion of Avondale. There is no requirement for a filing to build sections of Avondale that are outside their property if transportation level of service requirements are met. The Master Street Plan shows the intent of roadway connections. The exact alignment of Avondale has been determined during design and refined to accommodate topographic and natural habitat features.  	Complies

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3.6.2(C) – Streets, Streetscapes, Alleys and Easements	The standard states, "The streets on a project development plan or subdivision plat shall conform to the Master Street Plan where applicable. All streets shall be aligned to join with planned or existing streets. All streets shall be designed to bear a logical relationship to the topography of the land. Intersections of streets shall be at right angles unless otherwise approved by the City Engineer." The project conforms to the Master Street Plan by dedication the 76-ft of public right-of-way and construction Avondale Road to the full collector cross-section. As previously mentioned, the Project Development Plan includes the following local streets: 1. Strasburg Drive is classified as a local street and will be extended from Triangle Drive and stub into the undeveloped property to the east. 2. Castle View Drive/Fieldview Drive changes names and provides a connection between Strasburg Drive an Avondale Road. 3. Fieldview Drive and Longmont Street are built to a local standard and will be constructed and dedicated as 57-ft of public right-of-way.	Complies
3.6.3(B) – Street Pattern and Connectivity	This standard states, "The local street system of any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians and emergency vehicles). The local street system shall provide multiple direct connections to and between local destinations such as parks, schools, and shopping. Local streets must provide for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. The street configuration within each parcel must contribute to the street system of the neighborhood." The local street system will accommodate all modes. Several off-street pathways will allow for the future connection into a neighborhood center and connection into a network of area trails and paths. The street system contributes to the larger neighborhood network to the maximum extent feasible through the extension of Strasburg Drive and Avondale Road into the site.	Complies
Section 3.6.3(C) - Spacing of Full Movement Collector and Local Street Intersections with Arterial Streets	This standard states, "Potentially signalized, full-movement intersections of collector or local streets with arterial streets shall be provided at least every one thousand three hundred twenty (1,320) feet or one-quarter (¼) mile along arterial streets, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature." In accordance with the Traffic Report, South College Access Control Plan, and this standard, the project will construct a signal at the intersection of S College Avenue and Triangle Drive.	Complies
Section 3.6.3(D) – Spacing of Limited Movement Collector or Local Street Intersections with Arterial Streets	This standard states, "Additional non-signalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature. There is approximately 1,100 feet of arterial frontage along South College Avenue between Triangle Drive and the south boundary of the site. Although an additional limited movement access could technically be allowed under the City standard, it is CDOT's preference to limit access (especially without medians currently constructed), and due to significant elevation change between S College Avenue and the site, it is infeasible to create an additional connection.	Complies

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Section 3.6.3(E) - Distribution of Local Traffic to Multiple Arterial Streets.	This standards states, "All development plans shall contribute to developing a local street system that will allow access to and from the proposed development, as well as access to all existing and future development within the same section mile as the proposed development, from at least three (3) arterial streets upon development of remaining parcels within the section mile, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature." The proposal provides improved access to College Avenue at Triangle Drive, and as planned with previous Ridgewood Hills filings, contributes to developing the internal Ridgewood Hills street system that allows access to Trilby Road at two locations. An additional connection to College Avenue will occur when the last undeveloped parcel completes Avondale to SH 392 / College. Due to the unusual topographic features to the west (Carolina Mariposa Natural Area and BNSF Railway) and conservation areas of the south (Longview Farm Open Space), arterial connections to the west and south are neither feasible nor desired by the City.	Complies
Section 3.6.3(F) - Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.	The standard states, "All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land." The PDP complies with this standard by extending both Strasburg and Avondale Road through the site, which both terminate at the undeveloped Kroger-owned property to the east.	Complies
3.6.4 – Transportation Level of Service Requirements	A Transportation Impact Study was scoped, submitted, reviewed, and refined that addresses the impact of the proposal and provided information so staff could identify required mitigation measures to meet Level of Service (LOS) standards. **Vehicular Traffic:** The following mitigation is required for the project to meet the City's LOS standards: • The project is required to construct a traffic signal at the intersection of S College Ave and Triangle Dr prior to any certificates of occupancy. • The project is required to construct the continuation of Avondale and Strasburg through the site as identified on the Ridgewood Hills Overall Development Plan and the City's Master Street Plan. • The project is required to provide funds through transportation capital expansion fees that can contribute toward improvements at the intersection of College Avenue and Trilby Road. This is a fully funded City Capital project currently in design that will utilize those fees from development projects (including Ridgewood Hills 5th) to fund the local match requirements to receive federal safety funding. Upon completion of the project, the intersection is expected to see improved safety and meet the City's LOS requirements. With these improvements, the vehicular LOS standards in the City's Land Use Code and Engineering Design Standards are met. There were several other concerns raised by residents regarding transportation in the area: Regarding signalization at the intersection of Avondale and Trilby: This was reviewed and analyzed. With this proposal, there is no requirement for signalization at this time. Based on anticipated volumes and actual crash history, a signal would result in an overall decrease in safety (increased rear end crashes). The City will continue to monitor the intersection, especially once the College / Trilby capital project is	Complies

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	complete and the long backups for eastbound traffic are reduced. If in the future a signal becomes the appropriate control type at that location, then the City would move forward with a project. Regarding the ultimate connection of Avondale to College / SH 392: The adopted Master Street Plan shows Avondale extending to the south and east and connecting to College to create a fourth leg at the intersection with SH392. This connection is offsite from Ridgewood Hills 5th and is anticipated to occur when the final undeveloped property is developed. Since the Ridgewood Hills 5th project can meet LOS standards without this connection, there is no requirement to construct this offsite improvement at this time. Regarding increased vehicular volumes along internal collector roads: Ridgewood Hills 5th Filing is the 5th phase of a previously approved overall master planned development. Each phase as it was constructed added vehicular traffic to the internal roadway system. This project will also add vehicular traffic to the internal system. Both Avondale and Triangle were designed and constructed according to standards in anticipation of accommodating traffic associated with full buildout of the area. Regarding concern about traffic speeds and the interest in traffic calming on internal roadways within Ridgewood Hills. Ridgewood Hills is a neighborhood with some of the most extensive physical traffic calming features in Fort Collins. This includes more than a ½ dozen speed humps, two neighborhood traffic circles, four radar feedback signs, and a reduced speed school zone. Speed studies along Avondale and Triangle have shown a decrease in overall speeds in the past few years. There is no standard or requirement for a proposed development to address neighborhood traffic calming. Interest in additional calming in the neighborhood can be directed towards the Traffic Operations Department's Neighborhood Traffic Mitigation Program. Comments regarding vehicle speeds should be directed to Police Services for enforcement. Regarding school traffic at Coyote Ridge Elementary School: Elementary school traffic typically does not overlap with the peak travel times of multi-family housing. Comments to refine school traffic can be considered within the City's Safe Routes to School Program. **Multi Modal Level of Service (Bikes and Pedestrians)** Bike and Pedestrian levels of service were evaluated as a part of the traffic impact study. The project is required to construct complete bike and pedestrian facilities that meet LOS standards within its site. The project is also building several off-street paths. Connections to external destinations include the elementary school, which currently meets standards, and across College at the new signal, which will be constructed to fully accommodate all pedestrians per the Americans with Disabilities Act (ADA). Note that the City is reviewing options for a bike/ped crossing of Trilby Road at Avondale. This is outside the pedestrian review / influence area for Ridgewood Hills 5th, but is of interest to nearby residents. Ridgewood Hills 5th Filing will meet bike / ped LOS requirements in all areas within its control.	
3.6.6 – Emergency Access	This standard states, "all developments shall provide adequate access for emergency vehicles and for those persons rendering fire protection and emergency services by complying with Article 9, Fire Department Access and Water Supply, of the Uniform Fire Code as adopted and amended pursuant to Chapter 9 of the City Code. All emergency access ways, easements, rights-of-way or other rights required to be granted pursuant to the Uniform Fire Code must include not only access rights for fire protection purposes, but also for all other emergency services." The project has been reviewed by Poudre Fire Authority (PFA) and currently meets the needs and requirements of PFA regulations.	Complies

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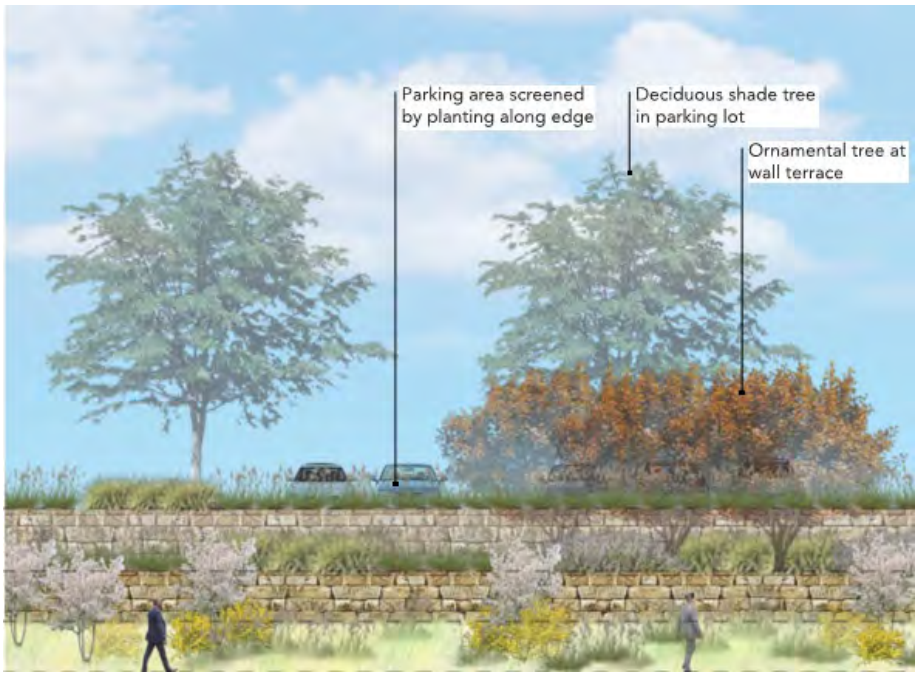
A. DIVISION 3.8 – SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.11 – Fences and Walls	This standard requires that walls, such as those proposed along S College Avenue, be made visually interesting and avoid creating a "tunnel" effect. Compliance with this standard may be accomplished by integrating architectural elements such as brick or stone columns, incorporating articulation or openings into the design, varying the alignment or setback of the fence, softening the appearance of fence lines with plantings, or similar techniques. The project proposes a terraced retaining wall along the entire length of S College Avenue that abuts the property. The proposed retaining wall system features a buff sandstone finish that aligns with the gateway theme described by the South College Corridor Plan. Landscaping within the terraced areas will be provided as shown in the rendering below.  	Complies
3.8.30(B) – Multi-Family Mix of Housing Types	This standard requires that there must be three multi-family housing types on parcels larger than 30 acres. These standards only apply to the five multi-family buildings and not the duplex or townhomes which have been reviewed under their own criteria. The project provides a variety of housing types that include, two-family dwellings (duplexes), single-family attached dwellings (townhomes), and multi-family dwellings containing more than seven units per building.	Complies

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3.8.30(C) – Access to a Park, Central Feature or Gather Place	For multi-family projects containing 2 or more acres, the buildings must be located within 1,320 feet (¼ mile) of either a neighborhood park, a privately owned park or a central feature or gathering place that is located either within the project or within adjacent development. The distance must be measured along street frontage without crossing an arterial street. For projects greater than 10 acres, the private park must be a minimum of 10,000 square feet, highly visible formed by the street layout, and be highly amenitized. The project provides the following in compliance with this standard: • 12,400 square foot park that is highly visible and framed by Strasburg and Castle View Drive. This park space is amenitized with picnic tables, a shade structure, grill, and trash bin. The area surrounding this feature is turfed. • 10,000 square foot community facility which contains a pool, game room, fitness center, kitchen, business center and gathering space. Both features are within 1,320 feet of all multi-family buildings.	Complies
3.8.30(D) – Block Requirements	This standard requires multi-family projects to establish a block structure that creates no greater than a 7-acre block bound by streets on all four sides. This standard allows for exceptions to this rule and allows for irrigation ditches, high-voltage power lines, and other substantial physical features to form up to two sides of a block. The plan complies with this standard by forming two multi-family blocks. They are: 1. A 3.5-acre block that is bound by S College Avenue (East), Triangle Drive (North), Strasburg (West) and Irrigation ditch (South). 2. A 6-acre block that is bound by the Irrigation lateral (north), South College Avenue (East), property line (south) and Strasburg Drive (west).	Complies
3.8.30(E) – Buildings	This standard requires that for all applicable buildings, the minimum required setbacks are: • Arterial Street 15 feet • Non-Arterial Street 9 feet. All buildings located along S College Avenue, Strasburg Drive and Triangle Drive meet or exceed these minimum required setbacks.	Complies

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3.8.30(F)(2) – Variation Among Buildings	The standard states, "For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building design. For all developments, there shall be no similar buildings placed next to each other along a street, street-like private drive or major walkway spine. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features." There are three building designs proposed as part of the PDP. Staff found that the building's exterior materials and colors are distinctive on a per model basis, however, the proposed 42 and 48 plex buildings only provide for a 220'x64' rectangular footprint which do not provide three distinct building designs that vary significantly in footprint size and shape. The applicant team has submitted a Modification Request for this standard which is analyzed earlier in this report. **North Perspective of Model A-24** **South Perspective of Model A-24**	Modification of Standard Requested

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North Elevation of Model A-42

South Elevation of Model A-42

North Elevation of Model A-48

South Elevation of Model A-48

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<table>
<tr>
<td>3.8.30(F)(3) – Variation of Color</td>
<td>
The standard states, “each multi-family building shall feature a palette of muted colors, earth tone colors, natural colors found in surrounding landscape or colors consistent with the adjacent neighborhood. For a multiple structure development containing at least forty (40) and not more than fifty-six (56) dwelling units, there shall be at least two (2) distinct color schemes used on structures throughout the development. For any such development containing more than fifty-six (56) dwelling units, there shall be at least three (3) distinct color schemes used on structures throughout the development. For all developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway spine.”

The PDP does not comply with this standard and only provides two distinct color schemes used within the multi-family portion of the site. Staff recommends the following condition of approval:

#8 - Prior to final plan approval, the project shall demonstrate a third color scheme that is distinct and features a palette of muted, earth tones, and natural colors found in the surrounding landscape.
<table>
<tr><th>Model</th><th>Body Color</th><th>Accent Color</th></tr>
<tr><td>Model A-24</td><td>North Hampton Beige (Lap Siding)
Sweatshirt Gray (Lap Siding)
Coachman’s Cape (Vertical Siding)</td><td>Aged Copper (Metal Panel)
Cascade White (Stucco)
Night Horizon (Trim)
“Huron” Stone
Trex – Spiced Rum</td></tr>
<tr><td>Model A-42</td><td>North Hampton Beige (Lap Siding)
Sweatshirt Gray (Lap Siding)
Coachman’s Cape (Vertical Siding)</td><td>Aged Copper (Metal)
Cascade White (Stucco)
Night Horizon (Trim)
“Huron” Stone
Trex – Spiced Rum</td></tr>
<tr><td>Model A-48</td><td>North Hampton Beige (Lap Siding)
Sweatshirt Gray (Lap Siding)
Coachman’s Cape (Vertical Siding)</td><td>Royal Blue (Metal)
Cascade White (Stucco)
Night Horizon (Trim)
“Oakbrook” Stone
Trex – Costal Buff</td></tr>
</table>
</td>
<td>Condition of Approval</td>
</tr>
</table>

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3.8.30(F)(4) – Entrances	The standard states, "entrances shall be made clearly visible from the streets and public areas through the use of architectural elements and landscaping." Model A-24 (below), frames the primary entrance by framing the space with a stucco bump-out feature and change in material. The plan defines the entryway using landscaping and stairs that connect the street walkway system into the primary entrance of the building. Model A-42&48 (below) provide four entryways, three are located along connecting walkways and one is located adjoining the street right-of-way of Strasburg Drive. Each entryway is detailed by a change in material/color, bump-outs in façade wall plane, rectangular stucco features that frames the entryway. 	Complies

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3.8.30(F)(5) – Roofs	The standard states, "Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following elements: a) The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing. b) Secondary roofs shall transition over entrances, porches, garages, dormers, towers, or other architectural projections. c) Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane. d) Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color. e) Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials." The PDP complies with this standard by providing articulation of roof forms through a variation in height, variation in detailing using brackets, and changes in massing that match the projecting and recessing footprint of the building.	Complies
3.8.30(F)(6) – Facades and Walls	The standard states, "Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements." The PDP complies with this standard by providing projections and recess along the façade every 12-25 foot intervals, and changes in the application of material.	Complies

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5. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.6 – MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (MMN)

The Medium Density Mixed-Use Neighborhood District is intended to be a setting for concentrated housing within easy walking distance of transit and a commercial district. Secondarily, a neighborhood may also contain other moderate-intensity complementary and supporting land uses that serve the neighborhood. These neighborhoods will form a transition and a link between surrounding neighborhoods and the commercial core with a unifying pattern of streets and blocks. Buildings, streets, bike and walking paths, open spaces and parks will be configured to create an inviting and convenient living environment.

This District is intended to function together with surrounding low density neighborhoods (typically the L-M-N zone district) and a central commercial core (typically an N-C or C-C zone district). The intent is for the component zone districts to form an integral, town-like pattern of development, and not merely a series of individual development projects in separate zone districts.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.6(B) - Permitted Uses	The proposed uses of multi-family, single-family attached and duplexes are permitted within the Medium Density Mixed-Use Neighborhood District. Because the proposed multi-family component of the project contains more than 50 units, this project is subject to review by the Planning and Zoning Board.	Complies
4.6(D)(1) – Density	This standard requires that any residential project located within the MMN zone district must have an overall minimum average density of 12 dwelling units per net acre of residential land. The PDP demonstrates a net density of 13.67 dwelling units per acre, therefore complying with the minimum density standard.	Complies
4.6(D)(3) – Building Height	This standard requires that all buildings be limited to a maximum of three stories. The project proposes the following in compliance with the height standard: • Multi-family 24-plex: 3 stories, 40’ • Multi-family 42-plex: 3 stories, 39’ 7” • Multi-family 48-plex: 3 stories, 40’ • Townhome 3-plex, Model A: 3 stories, 35’ 8” • Townhome 3-plex, Model B: 3 stories, 37’ • Townhome 4-plex, Model A: 3 stories, 35’ 10” • Townhome 4-plex, Model B: 3 stories, 36’ 8”	Complies

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6. Findings of Fact/Conclusion

In evaluating the request for the Ridgewood Hills Fifth Filing, PDP190018, Staff makes the following findings of fact and conclusions:

1. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

2. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards with 3 Modifications of Standards and 8 conditions of approval.

3. Staff recommends a **Condition of Approval (1)** regarding compliance with 3.2.1 – Landscaping and Tree Protection to provide an adequate amount of landscaping to mitigate the impacts associated with the townhomes and their adjacency to several single-family residences of Ridgewood Hills Third Filing.

4. Staff recommends a **Condition of Approval (2)** regarding the amount, species, and location of landscaping required to meet minimum foundation planting standards for multi-family, townhome, and duplex buildings types.

5. Staff recommends a **Condition of Approval (3)** regarding compliance with 3.2.2(C)(6) – Direct On-Site Access to Pedestrian and Bicycle Destinations to address a missing connection into the existing walkway stub of Peyton Drive.

6. Staff supports the request for **Modification of Standards** to Section 3.2.2(K)(1)(b) to allow parking on Strasburg Drive to be used toward meeting the minimum parking requirements for the multi-family dwellings in the plan. Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (3) in subsection 2.8.2(H). Staff's finding of no detriment to the public good is based on the facts that the development plan creates Strasburg Drive, and there are no other uses along the stretch that would need to share the parking and thus no external impacts; and the street has adequate width for parking along both sides. Staff's finding for criterion (3), "physical hardship", is based on the following considerations: the overall property is irregularly shaped with sloping topography, and the northeast portion where the apartments are located is particularly constrained by protected natural features and a 22-foot wide dedication of land along S. College Avenue for potential future widening. While the required number of parking spaces is caused by the act of the applicant in formulating the development program with the number of units, the constraints noted above are not.

7. Staff recommends a **Condition of Approval (4)** regarding compliance with 3.4.1(E) – Establishment of Buffer Zones that would require:

    a. Complete a raptor survey after leaf fall (autumn or winter 2020) prior to FDP approval, for a complete inventory of existing conditions. If any nests are found, work with City Environmental Planning and other agencies for protection and mitigation.

    b. Ensure the long-term viability of the Natural Habitat Buffer Zone and mitigation areas by completing monthly vegetation and soil monitoring of the1.5-ac wetland pre-construction and post-construction to understand changes in hydrology. There will be a total of 15-20 equally distributed monitoring plot locations of each vegetation transects and 6 groundwater monitoring piezometers. Each monitoring well shall be monitored once monthly during the growing season (May-September) for at least 1-2 years prior to construction and 3 years after construction, or until the NHBZ is accepted by the City Environmental Planner.

8. Staff recommends a **Condition of Approval (5)** regarding compliance with 3.5.1(B) General Standard – Building and Project Compatibility to remove a flat-roof over-under duplex from the Plan to provide a hipped or gable roof that matches the existing character of the surrounding neighborhoods.

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9. Staff recommends a **Condition of Approval (6)** regarding compliance with 3.5.1(D) – Privacy Considerations to create personal private space for all second story over-under duplex units and relocate side facing porches in a way that creates greater physical separation and reinforces privacy through the use of landscaping and other vertical screening elements.

10. Staff recommends a **Condition of Approval (7)** regarding compliance with 3.5.1(F) – Building Color to address the use of vibrant colors such as the red used in duplex models and white used in townhome models. Colors shall be replaced with muted earth-tone colors that pull from the surrounding natural environment and existing adjacent neighborhood.

11. Staff supports the request for **Modification of Standards** to Section 3.5.2(D) regarding the relationship of dwellings to streets and parking, to allow for three duplex buildings that do not front on either a street, a connecting walkway, or a major walkway spine. Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (1), (3), and (4) in subsection 2.8.2(H). Staff's findings are based on the following considerations: the way for a plan to comply would be to eliminate the three duplexes in favor of outdoor space, and having the buildings at this location is equal to or better than a plan with the buildings removed, for purposes of the standards. The irregular shape and topography of the property create practical difficulties in getting a street(s) introduced into to this portion of the property. The buildings are three out of 158 duplex and townhome units in this portion of the plan – a nominal and inconsequential effect from the perspective of the whole plan. Two walkways from Castle View and Avondale provide reasonably direct access from Castle View Drive. For these reasons, the plan will continue to advance the purposes of code Section 1.2.2.

12. Staff Supports the request for **Modification of Standards** to Section 3.8.30(F)(2) regarding variation among multiple multi-family buildings to allow buildings with similar footprints to be placed next to each other. Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (1) in subsection 2.8.2(H) because the adjoining buildings are completely different in their exterior design as viewed on the ground, with a high degree of architectural interest in numerous differentiating features; the similar building footprints are most apparent when viewed on a plan or from the air. On the ground, the similar footprints would be most readily apparent from a distance, mainly from S. College Avenue/US Hwy 287; and the effect is mitigated by the scale of the roadway, distances from the roadway, the slope upward from the roadway, the row of garages along the east edge of the apartments, and extensive landscaping.

13. Staff recommends a **Condition of Approval (8)** regarding compliance with 3.8.30(F)(3) to demonstrate a third color scheme that is distinct and features a palette of muted, earth tones, and natural colors found in the surrounding landscape.

14. The Project Development Plan complies with relevant standards located in Division 4.6 Medium Density Mixed-Use Neighborhood of Article 4 – Districts.

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7. Recommendation

Staff recommends approval of the three requests for Modifications of Standards and approval of the Ridgewood Hills Fifth Filing PDP (PDP#190018), subject to the following eight conditions:

1. Prior to Final Plan approval, the amount of landscaping within Tract J, and specifically behind the western-most single-family attached dwellings located on the west side of Field View Drive (Lot 1 – Lot 17), must be detailed to include dense combination of columnar landscaping including trees and fencing or walls, which in combination, must block at least seventy-five (75) percent of light from vehicle headlights within 3 years of installation.
2. Prior to Final Plan approval, the amount, species, and location of landscaping required to meet minimum foundation planting standards will be provided for all multi-family, townhome, and duplex buildings types.
3. Prior to Final Plan approval, connection into the existing walkway stub of Peyton Drive shall be made.
4. Before Final Plan Approval, the applicant completes or develop the following:
    a. Complete a raptor survey after leaf fall (autumn or winter 2020) prior to FDP approval, for a complete inventory of existing conditions. If any nests are found, work with City Environmental Planning and other agencies for protection and mitigation. At time of submittal for Final Plan, Model 'F-1' be removed from the plan or modified in a way to provide a hipped or gable roof.
    b. Ensure the long-term viability of the Natural Habitat Buffer Zone and mitigation areas by completing monthly vegetation and soil monitoring of the1.5-ac wetland pre-construction and post-construction to understand changes in hydrology. There will be a total of 15-20 equally distributed monitoring plot locations of each vegetation transects and 6 groundwater monitoring piezometers. Each monitoring well shall be monitored once monthly during the growing season (May-September) for at least 1-2 years prior to construction and 3 years after construction, or until the NHBZ is accepted by the City Environmental Planner.
5. Staff recommends that prior to Final Plan approval, all second story over-under duplex buildings feature a porch that mirrors the first floor unit and that all neighboring duplexes relocate side facing porches in a way that creates greater physical separation and reinforces privacy through the use of landscaping and other vertical screening techniques.
6. Staff recommends that at time of submittal for Final Plan, Model 'F-1' be removed from the Plan or modified in a way to provide a hipped or gabled roof.
7. Staff recommends that prior to Final Plan approval, all second story over-under duplex buildings feature a porch that mirrors the first floor unit and that all neighboring duplexes relocate side facing porches in a way that creates greater physical separation and reinforces privacy through the use of landscaping and other vertical screening techniques.
8. Prior to Final Plan approval, all use of vibrant colors such as the red used in duplex models and white used in townhome models, will be removed. In substitution, the project must use muted earth-tone colors that pull from the surrounding natural environment and existing adjacent neighborhood.

8. Attachments

1. Location & Zoning Map
2. Site Plan
3. Landscape Plan
4. Neighborhood Meeting Notes
5. Project Narrative
6. College Avenue Wall Elevation
7. Duplex Elevation & Floor Plans
8. Multi-family Renderings
9. Street Parking Modification Request
10. Building Variation Modification Request
11. Material Board
12. City of Fort Collins Letter of Intent
13. North Louden Ditch Agreement to Negotiate
14. North Louden Ditch Letter of Intent

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15. Public Comment
16. Ridgewood Hills ODP
17. Ridgewood Hills Use and Contribution Agreement

9. Links

The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

1. Utility Plans
2. Photometric Plan
3. Tree Management Plan
4. Tree Removal Feasibility Letter
5. Drainage Report
6. Multi-family, Single-Family Attached, Clubhouse and Garage Elevation & Floor Plans
7. Wetland Monitoring Plan
8. Wetland + Buffer Impacts Exhibit
9. Wetland Enhancement Exhibit
10. Ecological Characterization Study
11. Geotechnical Report
12. Phase 1 Environmental Site Assessment
13. Traffic Study

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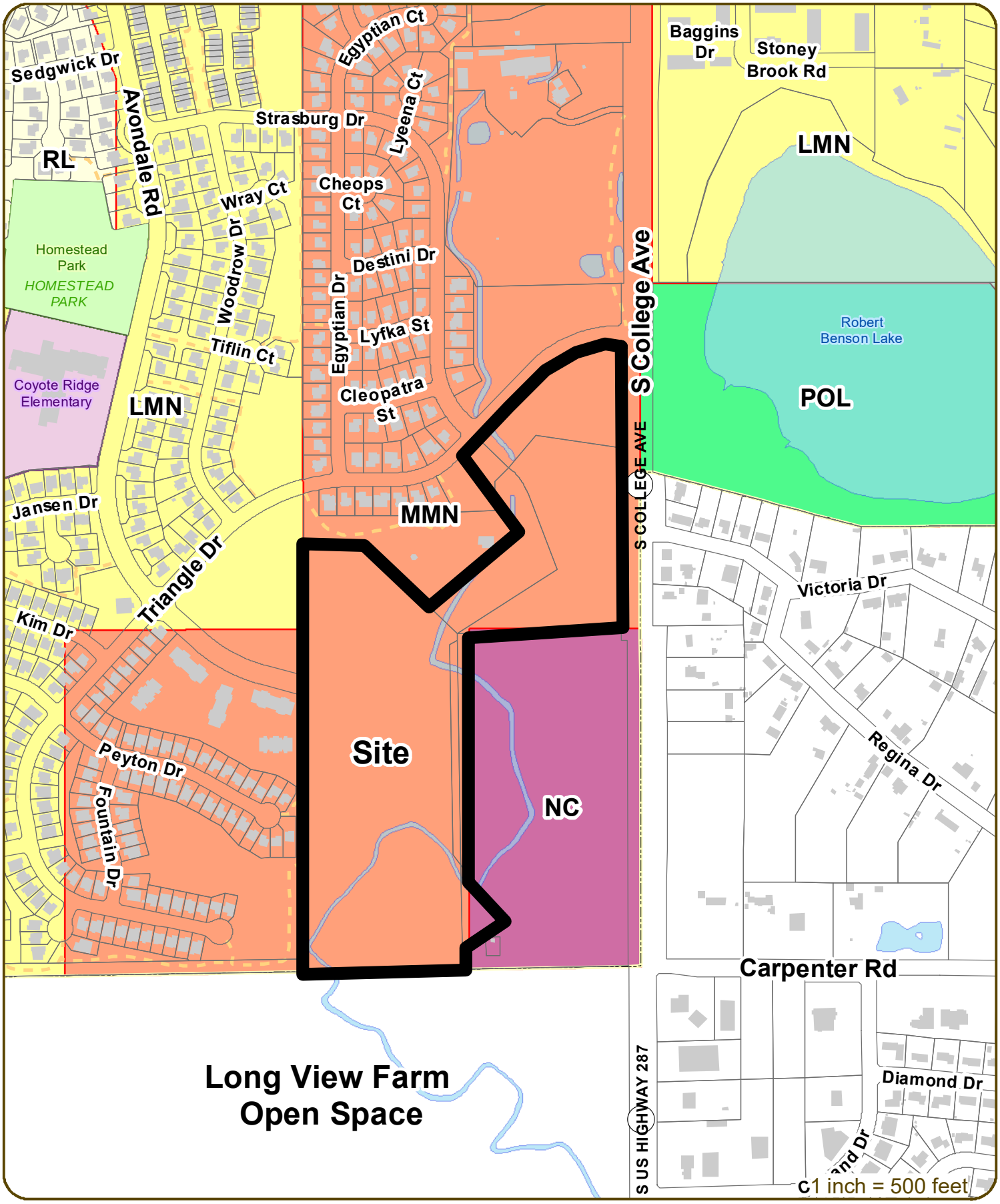


Ridgewood Hills Fifth Filing Location & Zoning Map

SITE PLAN
RIDGEWOOD HILLS FIFTH FILING: PDP SUBMITTAL

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) DATE OWNER (SIGNED) DATE

(STATE OF)
( )SS
(COUNTY OF)

SUBSCRIBED AND SWORN TO BE BEFORE THIS DAY OF 20 , BY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ADDRESS

MY COMMISSION EXPIRES

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES
APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO, THIS OF , 20 .

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

LEGAL DESCRIPTION:

TRACT A, PART OF TRACTS A AND C, SHENANDOAH P.U.D. AND PART OF THE SOUTHEAST QUARTER OF SECTION 14 ALL IN T. 6 N., R. 69 W. OF THE 6TH P.M., FORT COLLINS, LARIMER COUNTY, COLORADO

SHEET INDEX

LS001 COVER SHEET
LS101 OVERALL SITE PLAN
LS401 SITE PLAN ENLARGEMENTS
LS402 SITE PLAN ENLARGEMENTS
LS403 SITE PLAN ENLARGEMENTS
LS404 SITE PLAN ENLARGEMENTS
LS405 SITE PLAN ENLARGEMENTS
LS501 SITE DETAILS
LS502 SITE DETAILS
LS503 SITE DETAILS
LS504 SITE DETAILS

LAND USE CHART

EXISTING ZONING	MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (MMN)
PROPOSED ZONING	MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (MMN)
TOTAL GROSS AREA	1,520,374 SF / 34.903 AC
TOTAL NET AREA	1,153,546 SF / 26.48 AC
TOTAL DWELLING UNITS	362 UNITS
GROSS DENSITY	10.37 DU/AC
NET DENSITY	13.67 DU/AC

PROPERTY LIMIT IMPROVEMENTS	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
BUILDINGS	3.98	117,212	11.4%
PARKING AND DRIVEWAY	4.70	204,529	13.5%
PLAZAS AND WALKS	1.93	83,955	5.5%
LANDSCAPE AREA (turf, plant beds, seed)	9.88	430,470	28.3%
R.O.W.:			
SIDEWALKS	.03	28,237	
TREE LAWNS	.75	32,828	

VEHICULAR PARKING BREAKDOWN:

PROPOSED PARKING STRUCTURES
(2) 4 CAR ACCESSIBLE GARAGE
(7) 4 CAR GARAGE
(2) 5 CAR ACCESSIBLE GARAGE
(4) 5 CAR GARAGE

REQUIRED CAR PARKING:

MULTI-FAMILY:
(204 UNITS)

PARKING SPACE REQUIRED	*MINIMUM*	*330*
COMPACT SPACE		*65 (23.6%)*
ON-STREET PARKING		*50*
OFF-STREET PARKING		*219*
PARKING SPACE PROVIDED		**334**
HANDI-CAP PARKING SPACE REQUIRED		*8*
***HANDI-CAP PARKING SPACE PROVIDED**		**10**

(*included w/ above tabulations + 2 garage spaces)

CLUB HOUSE:

PARKING SPACE REQUIRED (1 / 1,000 SF)	*5*
PARKING SPACE PROVIDED	**5**

DUPLEX:

STUDIO: (4 BLDGS)		
1.5 / UNIT (8 UNITS)	*MINIMUM*	*12*
1 BED: (14 BLDGS)		
1.5/ UNIT (28 UNITS)	*MINIMUM*	*42*
2 BED: (27 BLDGS)		
1.75/ UNIT (54 UNITS)	*MINIMUM*	*96*
2 STORY DUPLEX:(6 BLDGS)		
1.5/UNIT (12 UNITS)	*MINIMUM*	*18*
PARKING SPACE REQUIRED		*168*
PARKING SPACE PROVIDED		**181**

HANDI-CAP PARKING SPACE REQUIRED	6
***HANDI-CAP PARKING SPACE PROVIDED**	**8**

(*included w/ above tabulations + 2 garage spaces)

TOWN HOMES:
(56 UNITS)

GARAGE PARKING SPACE PROVIDED	**112**
GUEST PARKING SPACE PROVIDED	**23**

PROPOSED BUILDING TABULATIONS:

MAXIMUM PROPOSED BUILDING HEIGHT:
SINGLE FAMILY ATTACHED/DUPLEX: 39' MAX
MULTI-FAMILY: 40' MAX

TOTAL NUMBER OF DWELLING UNITS:
SINGLE FAMILY ATTACHED (TOWN HOME): 56 UNITS
DUPLEX: 102 UNITS
MULTI-FAMILY: 204 UNITS
TOTAL UNITS: 362 UNITS

PERCENT OF TOTAL DWELLING UNITS

TOTAL DWELLING UNITS: 362

DUPLEX: 102 UNITS - 1-2 STORY	28.18%
STUDIOS: 8 UNITS - 1 STORY	*7.84*
2 STORY 3 BED : 12 UNITS - 2 STORY	*11.76%*
1 BED: 28 UNITS - 1 STORY	*27.45%*
2 BED: 54 UNITS - 1 STORY	*52.94%*

MULTI-FAMILY: 204 UNITS - 3 STORY 56.35%

TOWN HOMES: 56 UNITS - 3 STORY 15.47%

BIKE PARKING BREAKDOWN:

MULTI-FAMILY:

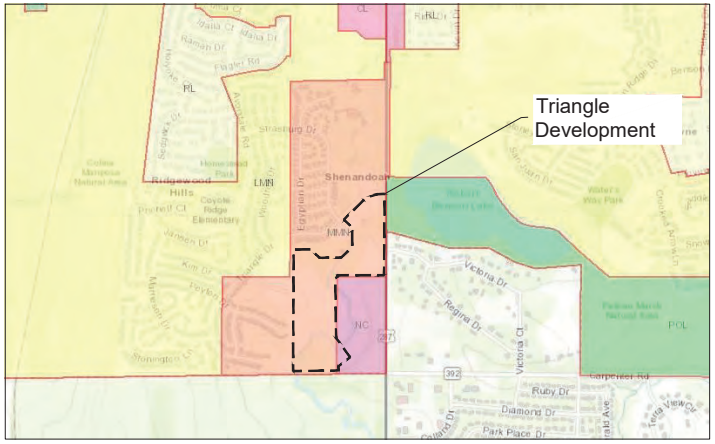
REQUIRED BIKE PARKING:
1/ BED = 290, MINIMUM OF 174 (60% ENCLOSED) 116 (40% FIXED)

PROVIDED BIKE PARKING: 294 SPACES
ENCLOSED/COVERED: 88 SPACES
ENCLOSED/COVERED W/IN GARAGE (3/GARAGE): 90 SPACES
ENCLOSED/COVERED: 178 SPACES

FIXED/UNCOVERED: 116 SPACES

CONTEXT MAP

NORTH



ZONING MAP

NORTH

Ridgewood Hills Fifth Filing

russell + mills

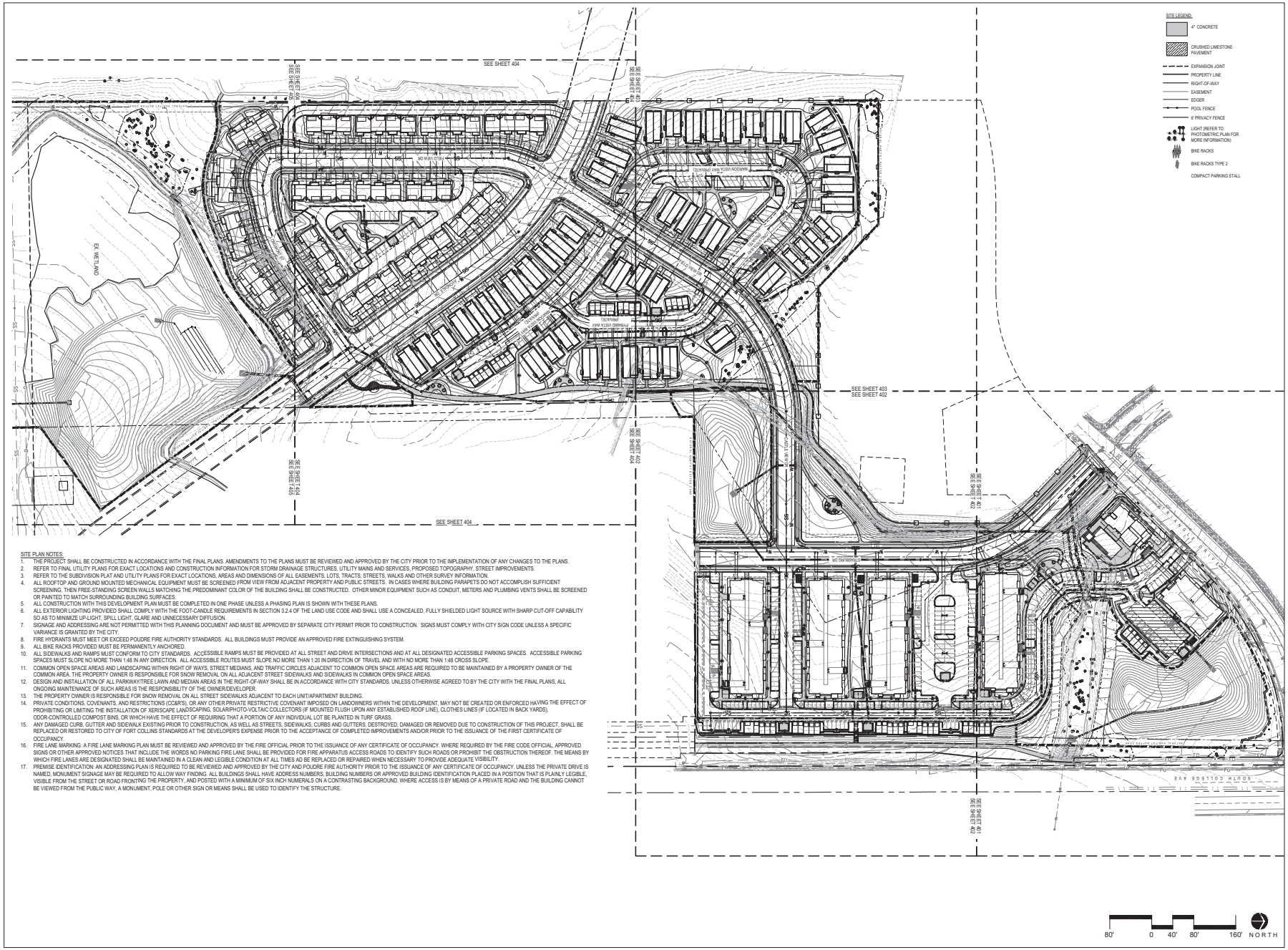
REV.	COMMENT	DATE

PDP SUBMITTAL

Date: JULY 2020
Drawn By: DD/JB
Checked By: PM/CR

Sheet Name
COVER SHEET

Sheet
LS001



SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
13. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH UNIT/APARTMENT BUILDING.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. 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.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

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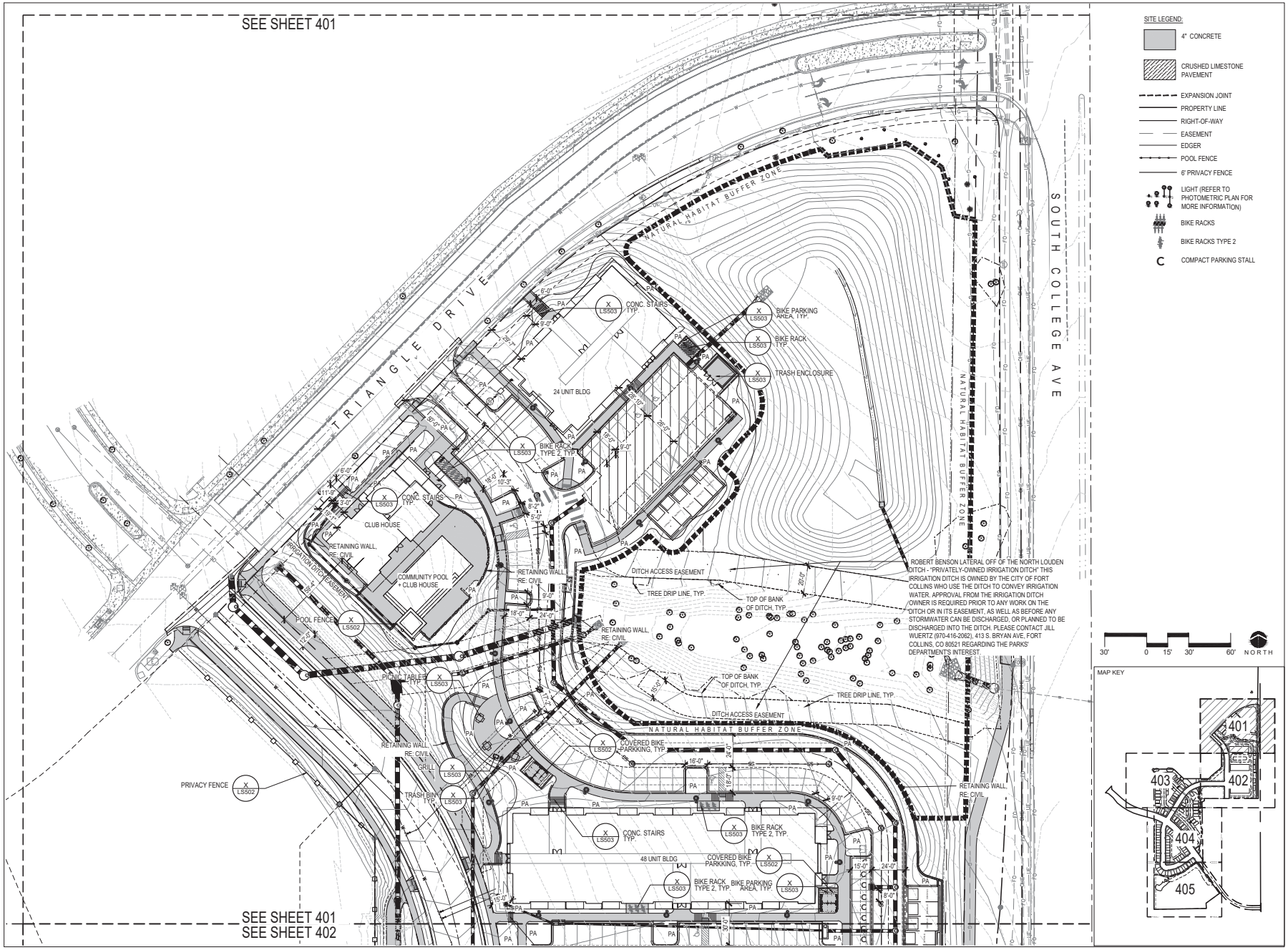
OVERALL SITE PLAN

Sheet

LS101



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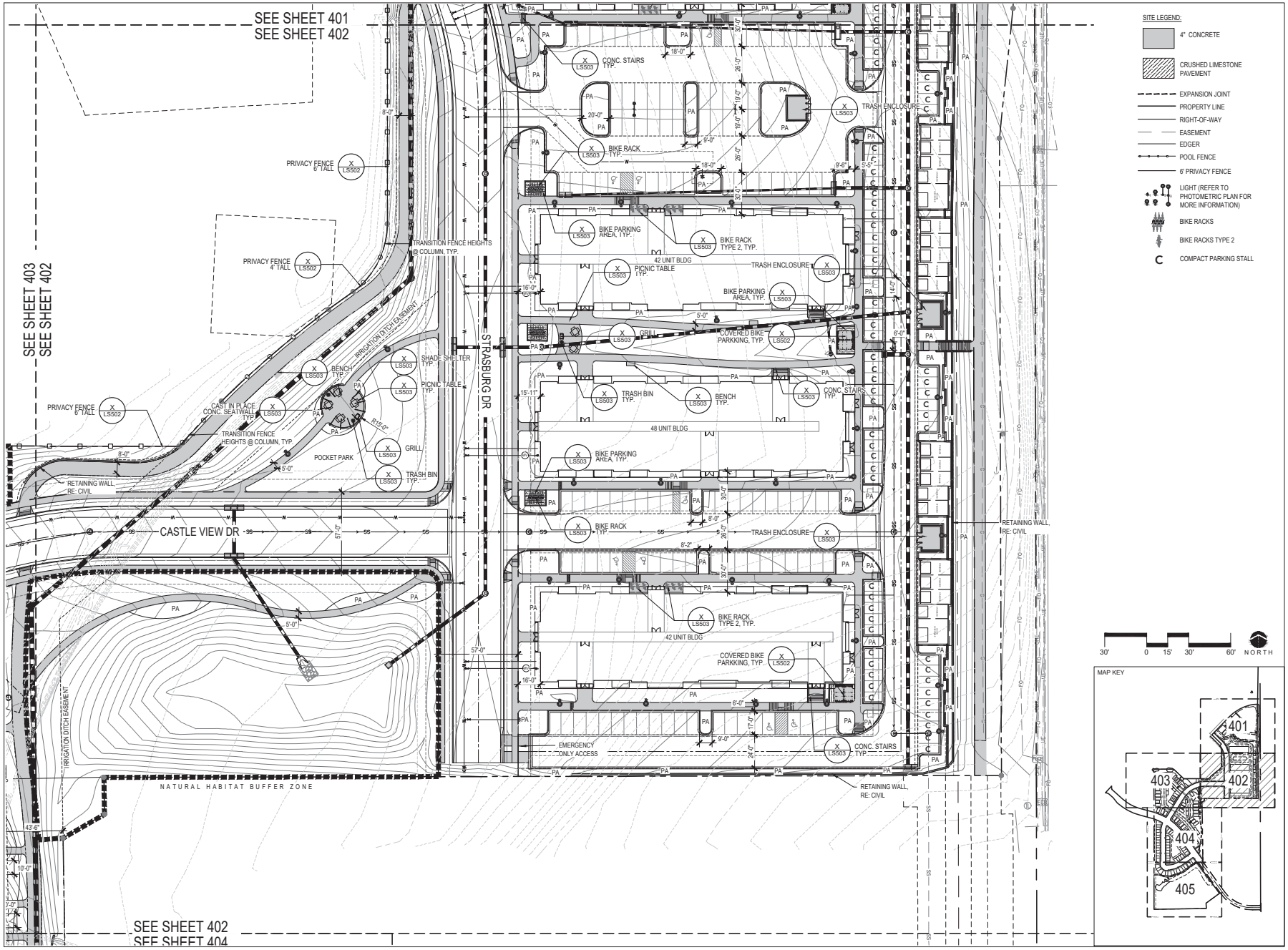
Sheet Name

SITE PLAN ENLARGEMENTS

Sheet

LS401



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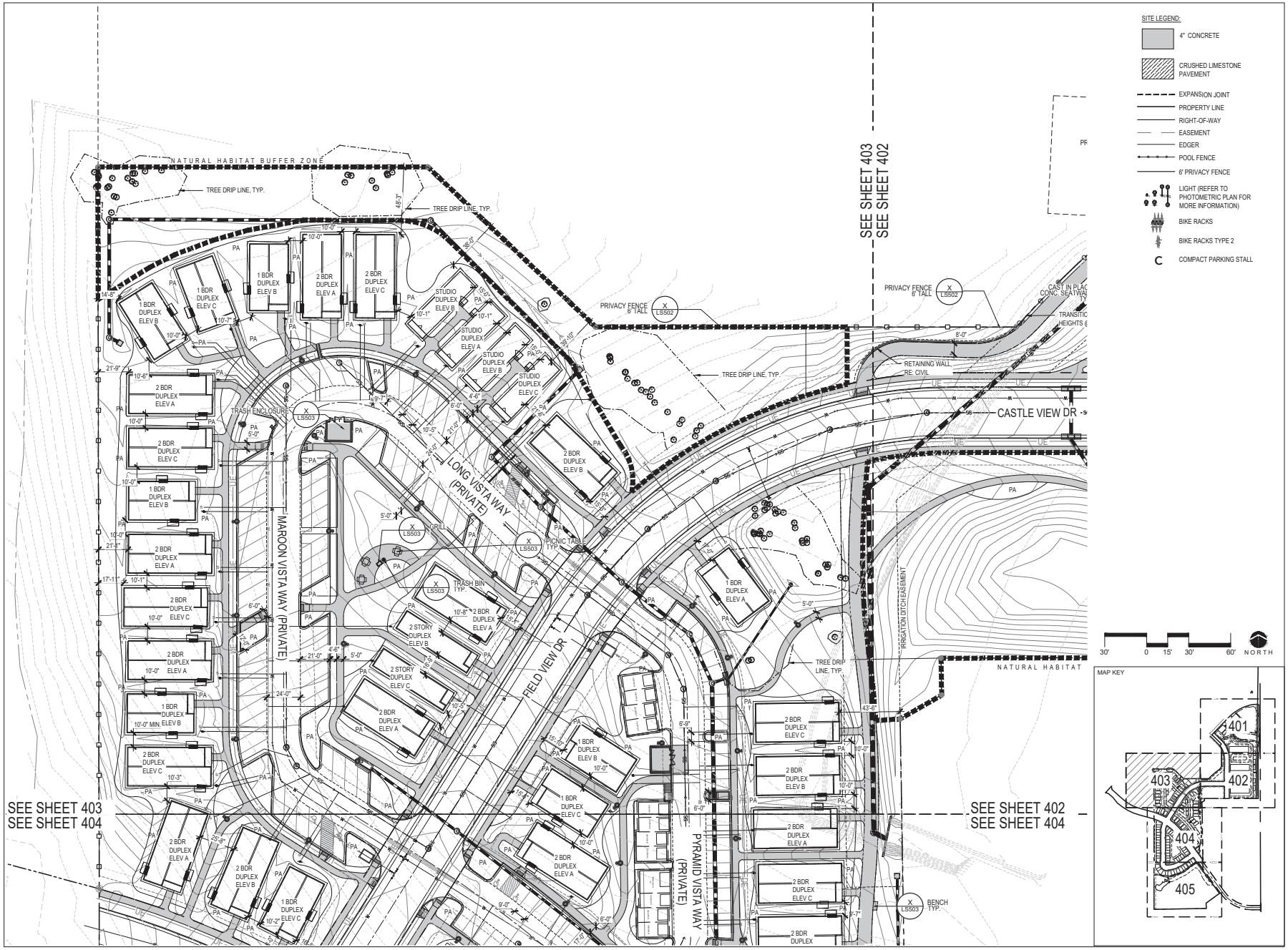
LS402



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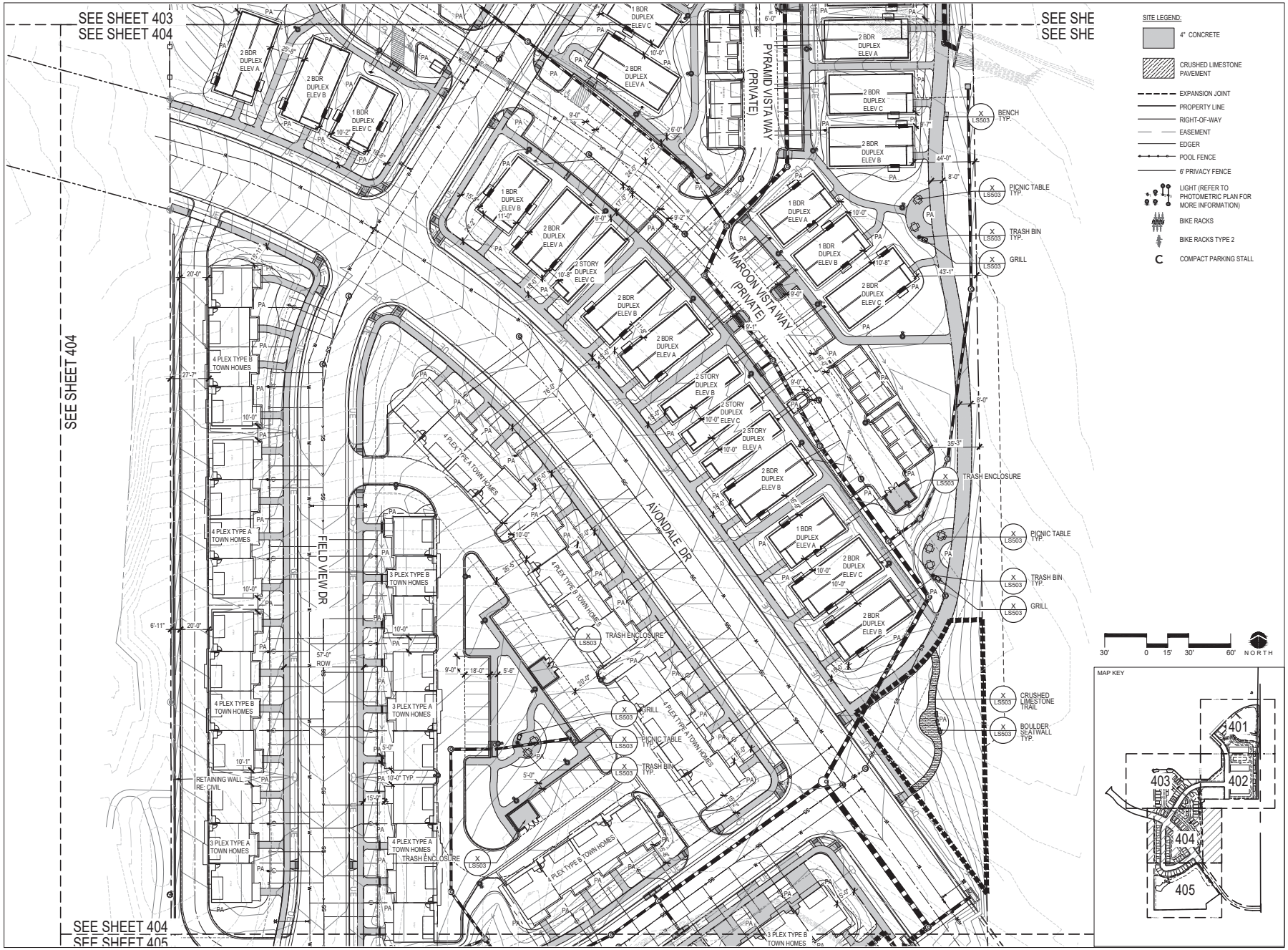
LS403



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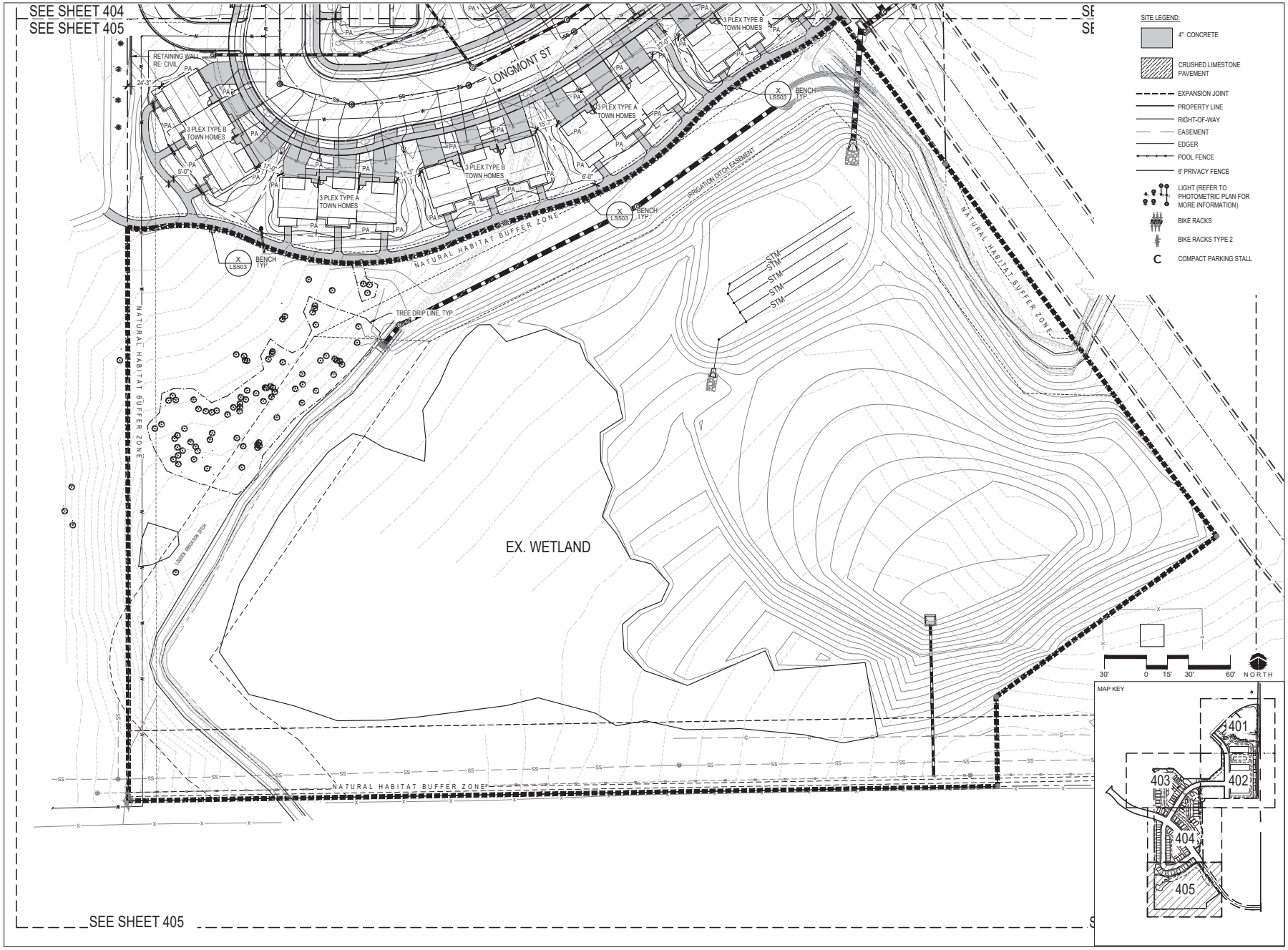
LS404



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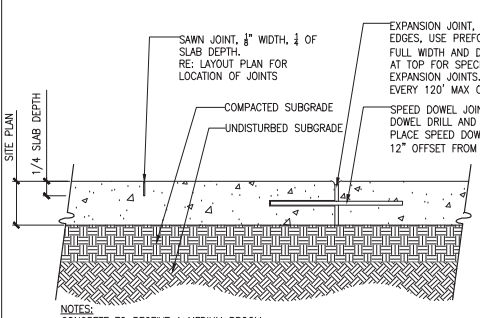
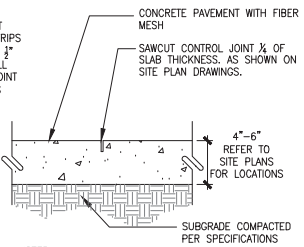
LS405



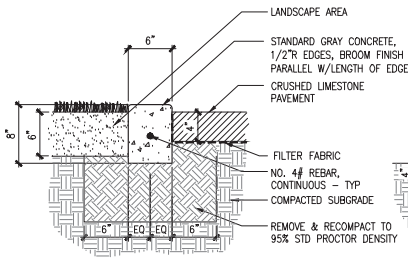
NOTES:
CONCRETE TO RECEIVE A MEDIUM BROOM FINISH PERPENDICULAR TO WALKING DIRECTION

CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"

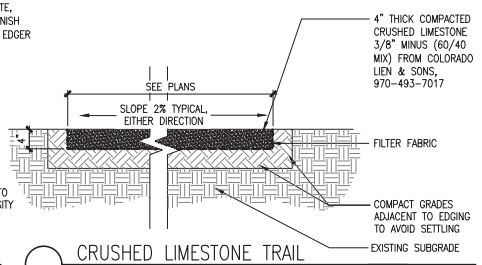


NOTES:
1. EXPANSION JOINTS PLACED PER SITE PLAN.
2. CONTROL JOINT PLACED PER SITE PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE LIGHT BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.

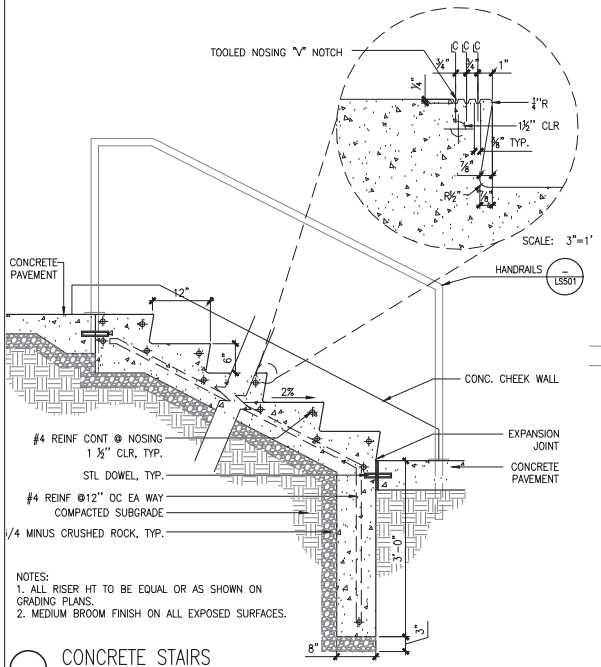
CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC



BIKE PARKING AREA
SCALE: 1 1/2" = 1'-0" DT-EDGR-CONC

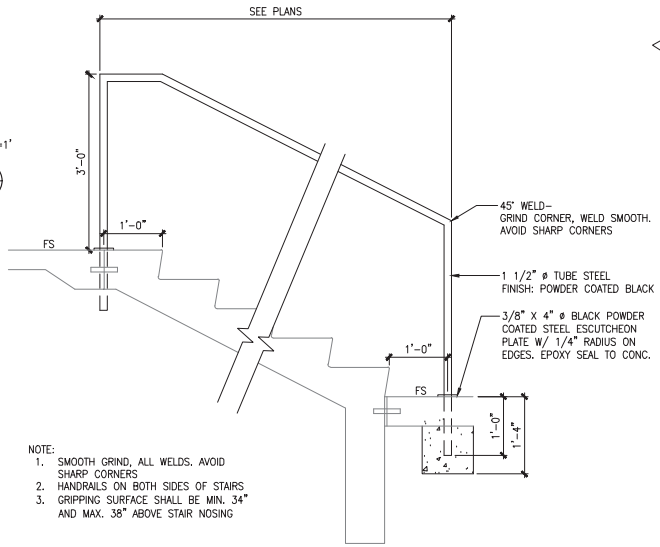


CRUSHED LIMESTONE TRAIL
SCALE: 1"-1'-0" DT-PVMT-CRSH-FINE



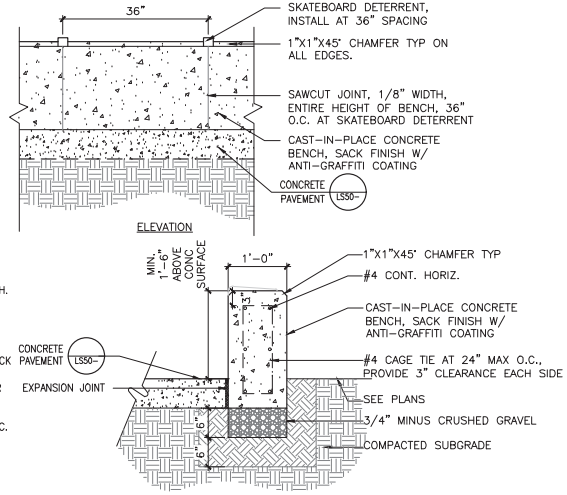
NOTES:
1. ALL RISER HT TO BE EQUAL OR AS SHOW ON GRADING PLANS.
2. MEDIUM BROOM FINISH ON ALL EXPOSED SURFACES.

CONCRETE STAIRS
SCALE: 1"-1'-0"



NOTE:
1. SMOOTH GRIND, ALL WELDS. AVOID SHARP CORNERS
2. HANDRAILS ON BOTH SIDES OF STAIRS
3. GRIPPING SURFACE SHALL BE MIN. 34" AND MAX. 38" ABOVE STAIR NOSING

STAIR HANDRAILS
SCALE: 1"-1'-0"



NOTES:
RE: CIVIL FOR TOP/BOTTOM OF WALL ELEVATIONS.

SKATEBOARD DETERRENT

MANUFACTURER: SKATESTOPPERS, TEL 619-447-6374
MODEL: EUGENE T
INSTALLATION TYPE: POURED IN PLACE
COLOR: WHITE TOMBASIL
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

CAST-IN-PLACE CONCRETE SEATWALL
SCALE: 1"-1'-0"

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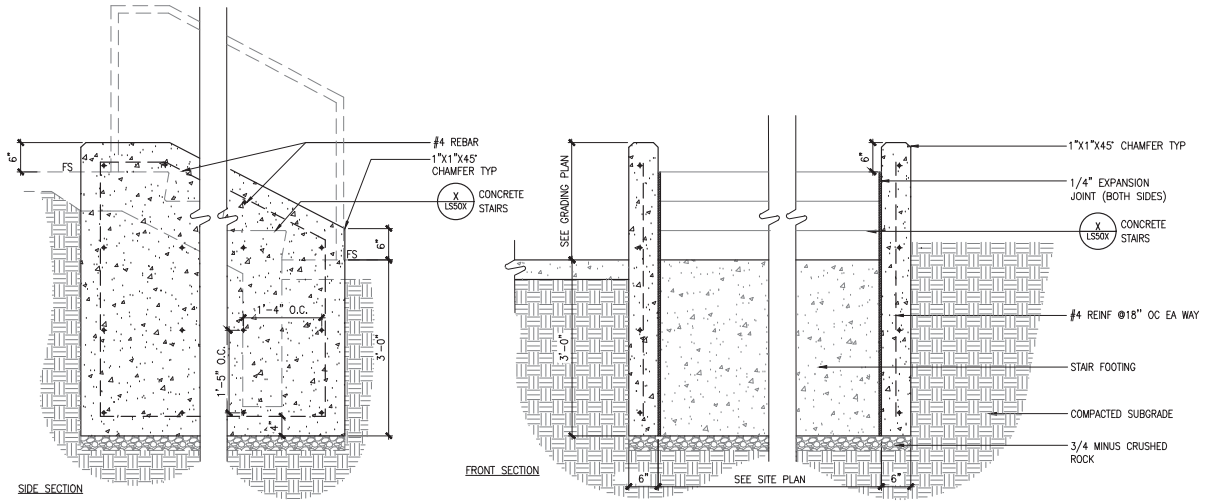
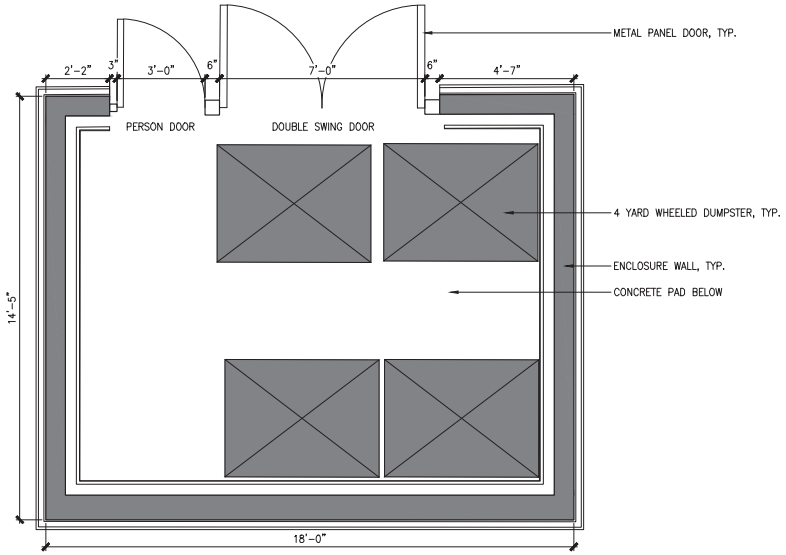


CHEEK WALL

SCALE: 1"=1'-0"

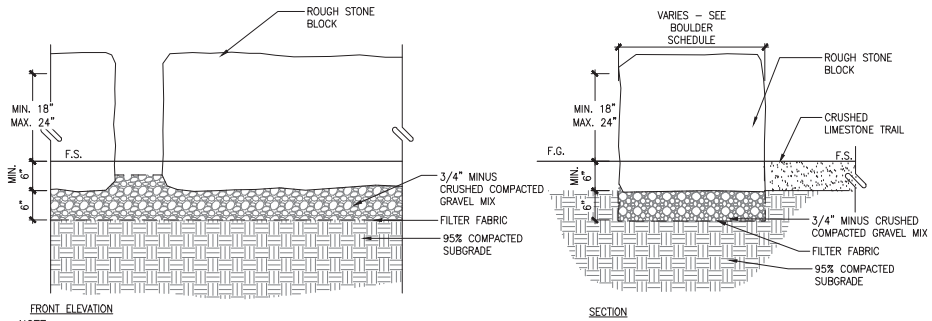
DT-CHEEK-WALL



TRASH ENCLOSURE

SCALE: NTS

DT-BIKE RACK



NOTE:
1. STONE BLOCK TO BE USED AS FORM FOR ADJACENT CRUSHED LIMESTONE SURFACE.
2. ALL BOULDER PLACEMENT SHALL BE DONE UNDER SUPERVISION LANDSCAPE ARCHITECT.
4. ALL BOULDERS TO HAVE FLAT TOP SURFACE

BOULDER SEATWALL

SCALE: 1"=1'-0"

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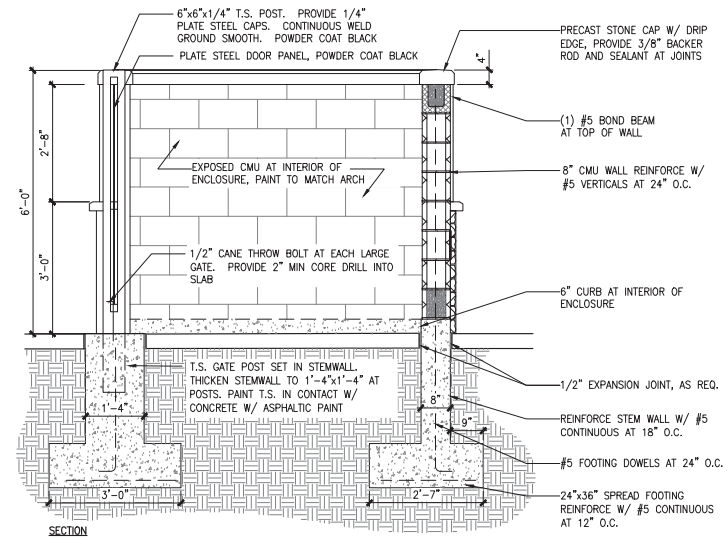
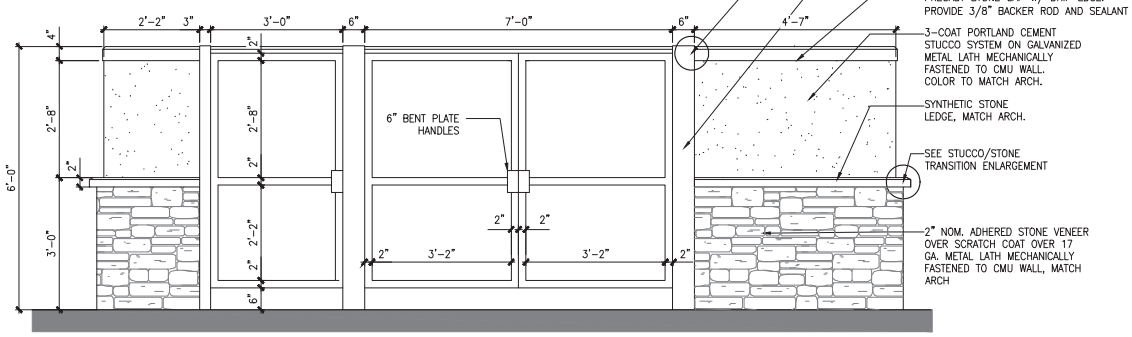
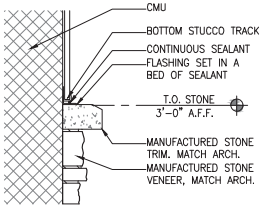
LS502



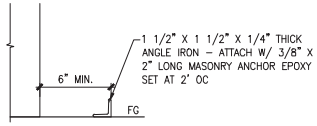
SECTION



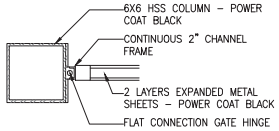
ELEVATION



STUCCO/STONE TRANSITION ENLARGEMENT



DUMPSTER STOP ENLARGEMENT



HINGE ENLARGEMENT

NOTES:

1. ALL MATERIALS SHALL MATCH ARCH.
2. ALL METAL SHALL BE POWER COATED BLACK

TRASH ENCLOSURE

SCALE: 3/4"=1'-0"

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COMPANY: DERO
MODEL: HI ROLLER
COLOR: STAINLESS
MOUNT: IN GROUND
LENGTH: (6 BIKE CAPACITY)
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.

BIKE RACK
SCALE: NTS — DT-FURN-BIKE-RACK

MANUFACTURER: SITE PIECES
MODEL: ML-CORE8, SURFACE MOUNTED
COLOR: POWDERCOATED – BLUEBIRD
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

BIKE RACK TYPE #2
SCALE: NTS — DT-BIKE RACK

MANUFACTURER: DERO
MODEL: DECKER
COLOR: TBD
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

STACKED BIKE PARKING
SCALE: NTS — DT-BIKE RACK

MANUFACTURER: ANOVA SITE FURNISHINGS
MODEL: ALLURE ALUMINUM 6' CONTOUR BENCH
COLOR: BRONZE + SILVER
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

BENCH
SCALE: NTS — DT-BIKE RACK

MANUFACTURER: SITEPIECES (www.sitepieces.com)
MODEL: ML-CT-4SEAT-SQ
ALUMINUM SLATS
PROVIDE (1) ADA TABLE PER GATHERING SPACE
BIN SIZE: 77"X77"X29.25" (LXWXH)
COLOR: TBD

PICNIC TABLE
SCALE: NTS

MANUFACTURER: POLIGON
MODEL: SSG 12X12
COLOR: TO MATCH ARCH
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

BIKE SHELTER
SCALE: NTS — DT-BIKE RACK

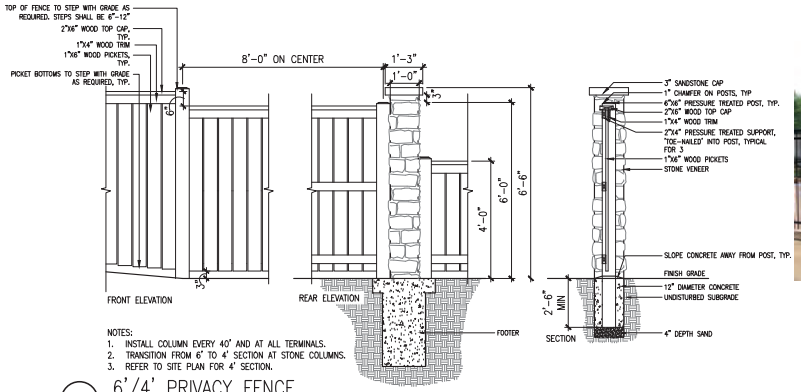
MANUFACTURER: POLIGON
MODEL: MILLENNIUM TRELLIS
COLOR: TBD
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

SHADE SHELTER
SCALE: NTS — DT-BIKE RACK

GRILL
COMPANY: LITTLE TIKES
MODEL: 200 ROTATING PEDESTAL GRILL

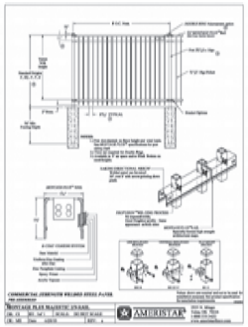
COLOR: BLACK

GRILL
SCALE: NTS — DT-GRILL



NOTES:
1. INSTALL COLUMN EVERY 40' AND AT ALL TERMINALS.
2. TRANSITION FROM 6' TO 4' SECTION AT STONE COLUMNS.
3. REFER TO SITE PLAN FOR 4' SECTION.

6'/4' PRIVACY FENCE
SCALE: 1/2"=1'-0"



COMPANY: AMERI STAR FENCING
MODEL: MONTAGE PLUS POOL, PET & PLAY
STYLE: MAJESTIC, WITH FLUSH BOTTOM RAIL
COLOR: BLACK
HEIGHT: 6 FT.
CONTACT: 1-888-333-3422 (WWW.AMERISTARFENCE.COM)
INSTALL PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.

POOL PERIMETER FENCE
SCALE: NTS — DT-FENC

PET WASTE STATION:

COMPANY: ZERO WASTE USA
MODEL: JJB004 – SENTRY® DOG WASTE STATION, SINGLPUL SYSTEM
QUANTITY: TBD – SEE PLANS
COLOR: GREEN

INSTALL PER MANUFACTURERS RECOMMENDATIONS

PET WASTE STATION
SCALE: NTS — DT-GRILL

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LANDSCAPE SCHEDULE (15% (846 TREES INCLUDING WETLAND TREES) - 127 MAX. OF ONE TREE SPECIES)

DECIDUOUS TREES

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HT	WT	%
21		ACER NEGUNDO 'SENSATION' (NON STREET TREE)	SENSATION BOXELDER	2" CAL./B&B	30-35'	20-25'	2.5%
17		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN MAPLE	2" CAL./B&B	30-40'	20-30'	2%
8		PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANETREE	2" CAL./B&B	40-50'	35-45'	1%
63		GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2" CAL./B&B	40-50'	30-35'	7.4%
20		QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL./B&B	40-50'	40-50'	2.4%
22		QUERCUS BUCKLEYI	TEXAS RED OAK	2" CAL./B&B	60-75'	50-60'	2.6%
33		ACER SACCHARUM 'JOHN PAIR'	CADDO MAPLE	2" CAL./B&B	25-30'	25-30'	4%
28		ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL./B&B	65-75'	60-70'	3.3%
19		ULMUS DAVIDIANA VAR. JAPONICA 'DISCOVERY'	DISCOVERY ELM	2" CAL./B&B	30-40'	30-40'	2.2%
21		ACER SACCHARUM 'BAILSTA'	FALL FIESTA MAPLE	2" CAL./B&B	30-50'	30-40'	2.5%
15		TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	2" CAL./B&B	50-60'	25-30'	1.8%
26		CELTIS OCCIDENTALIS	HACKBERRY	2" CAL./B&B	40-60'	40-60'	3%

ORNAMENTAL TREES

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HT	WT	%
15		ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	1.5" CAL.	15-20'	12-15'	1.2%
13		AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE'	SERVICEBERRY (MULTI-STEM)	1.5" CAL.	15-20'	10-15'	1.5%
33		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1.5" CAL.	20-25'	15-20'	3.9%
6		MALUS 'RADIANT'	RADIANT CRABAPPLE	1.5" CAL.	20-25'	20'	0.7%
34		MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.	20-25'	20'	4%
90		MALUS X 'RED BARON'	RED BARON CRABAPPLE	1.5" CAL.	15-20'	8-10'	10.6%
32		PRUNUS CERASIFERA 'CIPRIOZAM'	CRIMSON POINT PLUM	1.5"CAL.	20-30'	8-10'	3.8%
5		QUERCUS GAMBELLI (MULTI-STEM)	GAMBEL OAK	6' HT.	15-30'	12-20'	0.6%
6		CRATAEGUS CRUSGALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	15-20'	15-20'	0.7%
15		QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	1.5" CAL.	30-40'	12-15'	1.8%
4		CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL'	PRAIRIE SENTINEL HACKBERRY	1.5" CAL./B&B	30-40'	10-15'	0.4%

EVERGREEN TREES

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HT	WT	%
34		PINUS EDULIS	PINYON PINE	6' HT.	12-20'	12-15'	4%
8		PINUS FLEXILIS	LIMBER PINE	6' HT.	30-50'	20-30'	0.9%
16		PICEA PUNGENS 'HOOPSII'	HOOPS BLUE SPRUCE	6' HT.	40-50'	15-20'	1.9%
83		JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR	6' HT.	15-20'	4'	9.8%

LANDSCAPE LEGEND:

- COBBLE MULCH TYPE: 3-6' DIA. RIVER ROCK
- IRRIGATED SOD (3 TYPE BLUEGRASS HYBRID BLEND W/ 20% TEXAS BLUEGRASS)
- WETLAND SEED MIX RE: SCHEDULE
- DETENTION BASIN SEED MIX RE: SCHEDULE
- UPLAND SEED MIX RE: SCHEDULE
- EDGER (6" ht. / 7gauge min.)
- MITIGATION TREE - REFER TO MITIGATION PLAN FOR MORE DETAIL - 2" CAL. SHADE TREE OR, 8' HT. EVERGREEN

FORESTRY MITIGATION TREE LIST (37 TREES):
*INCLUDED IN OVERALL LIST QTY.

5	FALL FIESTA MAPLE	2" CAL. B&B
4	TEXAS RED OAK	2" CAL. B&B
5	CHINKAPIN OAK	2" CAL. B&B
2	DISCOVERY ELM	2" CAL. B&B
2	KENTUCKY COFFEETREE	2" CAL. B&B
1	STATE STREET MAPLE	2" CAL. B&B
2	LIMBER PINE	8' HT. B&B
3	HOOPS SPRUCE	8' HT. B&B
7	PONDEROSA PINE	8' HT. B&B
6	PINYON PINE	8' HT. B&B

ENVIRONMENTAL MITIGATION LIST (134 SHRUBS, 20 MULTI-STEM TREES, AND 25 COTTONWOODS):
*INCLUDED IN OVERALL LIST QTY.

13	PLAINS COTTONWOOD	2" CAL. B&B
12	LANCELEAF COTTONWOOD	2" CAL. B&B
11	BIGTOOTH MAPLE	2" CAL. B&B OR 8' HT. B&B.
9	WESTERN RIVER BIRCH	2" CAL. B&B OR 8' HT. B&B.
134	SHRUBS FROM WETLAND AND TRANSITIONAL PLANT LIST WITHIN SOUTH WETLAND.	

SHRUB MITIGATION SYMBOL

DECIDUOUS SHRUBS - PLANTING PLAN DESIGN WILL BE PROVIDED AT FDP.

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HT	WT
		AMORPHA NANA	DWARF LEADPLANT	5 GAL.	2-4'	2-4'
		BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	5 GAL.	8-10'	6-8'
		CARYOPTERIS X INCANA	BLUE MIST SPIREA	5 GAL.	3-4'	2-3'
		CEROCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL.	3-5'	3-5'
		CHRYSOTHAMNUS NAUSEOSUS	DWARF RABBITBRUSH	5 GAL.	2'	2-3'
		CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GAL.	4-5'	4-7'
		FORESTIERA NEO-MEXICANA	NEW MEXICAN PRIVET	5 GAL.	8-15'	8-12'
		PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL.	2-3'	2-3'
		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL.	1-2'	5-6'
		PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL.	5-6'	5-6'
		PRUNUS GLANDULOSA	PINK FLOWERING ALMOND	5 GAL.	4-6'	4-6'
		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	2-3'	6-8'

ORNAMENTAL GRASSES

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HT	WT
		MISCANTHUS SINENIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	1 GAL.	3-4'	3'
		HESPEROSTIPA NEOMEXICANA	NEW MEXICO FEATHERGRASS	1 GAL.	2-3'	2-3'
		MUHLENBERGIA REVERCHONII	UNDAUNTED RUBY MUHLY	1 GAL.	18"	2'
		SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	2-3'	18-24"
		BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA	1 GAL.	20-24"	20-24"
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	4-5'	1-2'

WETLAND TREE/SHRUB PLANTING SPECIES

WETLAND DECIDUOUS TREES

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	%
11		ACER NEGUNDO	BOXELDER	2.5" CAL.	1.3%
17		POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL.	2%
37		POPULUS DELTOIDES	PLAINS COTTONWOOD	2.5" CAL.	4.3%
21		SALIX AMYGDALOIDES	PEACHLEAF WILLOW	2.5" CAL.	2.4%
23		ACER GRANDIDENTATUM	BIGTOOTH MAPLE	1.5" CAL.	2.7%
9		BETULA OCCIDENTALIS	WESTERN RIVER BIRCH	6' HT. MULTISTEM	1%

UPLAND SEED MIX
(Drill rate: 13.58 lbs/PLS/ac, Broadcast: 27.16 lbs/PLS/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
ROCKY MTN. PENSTEMON	PENSTEMON STRICTUS	0.35
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	1.01
SWITCHGRASS	PANICUM VIRGATUM	0.71
WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
SAND DROPSEED	SPOOBOLUS CRYPTANDRUS	0.04

DETENTION BASIN SEED MIX
(Drill rate: 14.54 lbs/PLS/ac, Broadcast rate: 29.08 lbs/PLS/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP.	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7

WETLAND SEED MIX
(Drill rate: 12.68 lbs/PLS/ac, Broadcast: 25.36 lbs/PLS/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
MARSH SUNFLOWER	HELIANTHUS NUTTALLII	1.51
PENNSYLVANIA SMARTWEED	POLYGONUM PENSYLVANICUM (PERSICARIA PENSYLVANICA)	3.13
GOLDENGLOW DAISY	RUDBECKIA AMPLA	1.36
BLUE VERBENA	VERBENA HASTATA	0.2
AMERICAN SLOUGHGRASS	BECKMANNIA SYZIGACHNE	0.39
INLAND SALTGRASS	DISTICHLIS STRICTA	0.67
GIANT MANNAGRASS	GLYCERIA GRANDIS	0.27
FOWL BLUEGRASS	POA PALUSTRIS	0.35
PRAIRIE CORDGRASS	SPARTINA PECTINATA	1.9
SPIKERUSH	ELEOCHARIS PALUSTRIS	0.42
ARCTIC RUSH	JUNCUS BALTICUS (JUNCUS ARCTICUS)	0.03
HARDSTEM BULRUSH	SCHOENOPLECTUS ACUTUS	0.65
ALKALI BULRUSH	SCIRPUS MARITIMUS (BOLBOSCHOENUS MARITIMUS)	1.14
COMMON THREE-SQUARE	SCHOENOPLECTUS PUNGENS	0.65

WATER BUDGET CHART*

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	0 S.F.	18 GAL./SF	0 GAL.
MODERATE	205,784 S.F.	10 GAL./SF	2,057,840 GAL.
LOW	256,632 S.F.	3 GAL./SF	769,896 GAL.

TOTAL WATER USE = 2,827,736 GAL.
TOTAL LANDSCAPE AREA = 462,416 S.F.
GALLONS PER S.F. = 6.11 GAL./S.F.

*BREAKDOWN OF AREAS:
MODERATE = TURF + HALF OF SHRUB BEDS
LOW = SEED + HALF OF SHRUB BED

PARKING LOT INTERIOR LANDSCAPING:

MULTI-FAMILY PARKING LOT
REQUIRED 10% OF INTERIOR SPACE
PROVIDED **10%**

TOWN HOME PARKING LOT
REQUIRED 6% OF INTERIOR SPACE
PROVIDED **11%**

DUPLEX PARKING LOT
REQUIRED 10% OF INTERIOR SPACE
PROVIDED **13%**

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
   - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
14. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
15. ALL TREES ALONG EAE TO BE LIMBED AND MAINTAINED AT 14'-0" HEIGHT FOR PFA ACCESS.
16. AREAS THAT ARE BARE OR DISTURBED WILL NEED TO BE RE SEEDED.
17. THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED). DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS. WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS GERMINATED THEN WEEN THE SEED FROM IRRIGATION. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD TO HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

STREET TREE NOTES:

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

NATURAL AREA BUFFER NOTES:

1. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
3. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
4. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.
5. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE

NATIVE SEED MIX NOTES:

1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
7. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

SOIL AMENDMENT:

1. SOD AREAS: 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.
2. ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   A. ORGANIC MATTER: 25% MINIMUM.
   B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   C. PH: 7.5 MAXIMUM.
   D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1

WETLAND SHRUBS

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
20		AMORPHA FRUTICOSA	INDIGO BUSH	5 GAL.
41		CORNUS STOLONIFERA	REDOSIER DOGWOOD	5 GAL.
30		PRUNUS VIRGINIANA	GREEN CHOKECHERRY	5 GAL.
		RIBES AUREUM	GOLDEN CURRANT	5 GAL.
15		RUBUS DELICIOSUS	BOULDER RASPBERRY	5 GAL.
		SALIX EXIGUA	COYOTE WILLOW	CUTTINGS 18" O.C.

POLLINATOR GARDEN PLANT LIST

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
20		AMORPHA CANESCENS	LEADPLANT	5 GAL.
1		AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL.
14		CHRYSOTHAMNUS VISCIDIFLORUS	YELLOW RABBITBRUSH	5 GAL.
14		CARYOPTERIS X INCANA	BLUE MIST SPIREA	5 GAL.
3		RUBUS DELICIOSUS	BOULDER RASPBERRY	5 GAL.

PERENNIALS

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
10	GAR	GAILLARDIA ARISTATA	COMMON BLANKET FLOWER	1 GAL.
33	AMO	ACHILLEA MILLEFOLIUM 'POMEGRANATE'	TUTTI FRUITTI POMEGRANATE YARROW	1 GAL.
25	EPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.
25	EUM	ERIOGONUM UMBELLATUM VAR. AUREUM 'PSDOWNS'	KANNAH CREEK BUCKWHEAT	1 GAL.

TRANSITION/UPLAND ZONE DROUGHT-TOLERANT PLANTING SPECIES

TRANSITION/UPLAND EVERGREEN TREES

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	%
22		PINUS PONDEROSA	PONDEROSA PINE	6' HT.	2.6%
19		JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.	2.2%

TRANSITION/UPLAND SHRUBS

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
73		ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	5 GAL.
84		CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL.
77		RHUS AROMATIC TRILOBATA	SKUNKBUSH SUMAC	5 GAL.
54		ROSA WOODSII	WOODS ROSE	5 GAL.
75		PRUNUS BESSEYI	WESTERN SANDCHERRY	5 GAL.

Ridgewood Hills Fifth Filing

REV.	COMMENT	DATE

PDP SUBMITTAL

Date: JULY 2020
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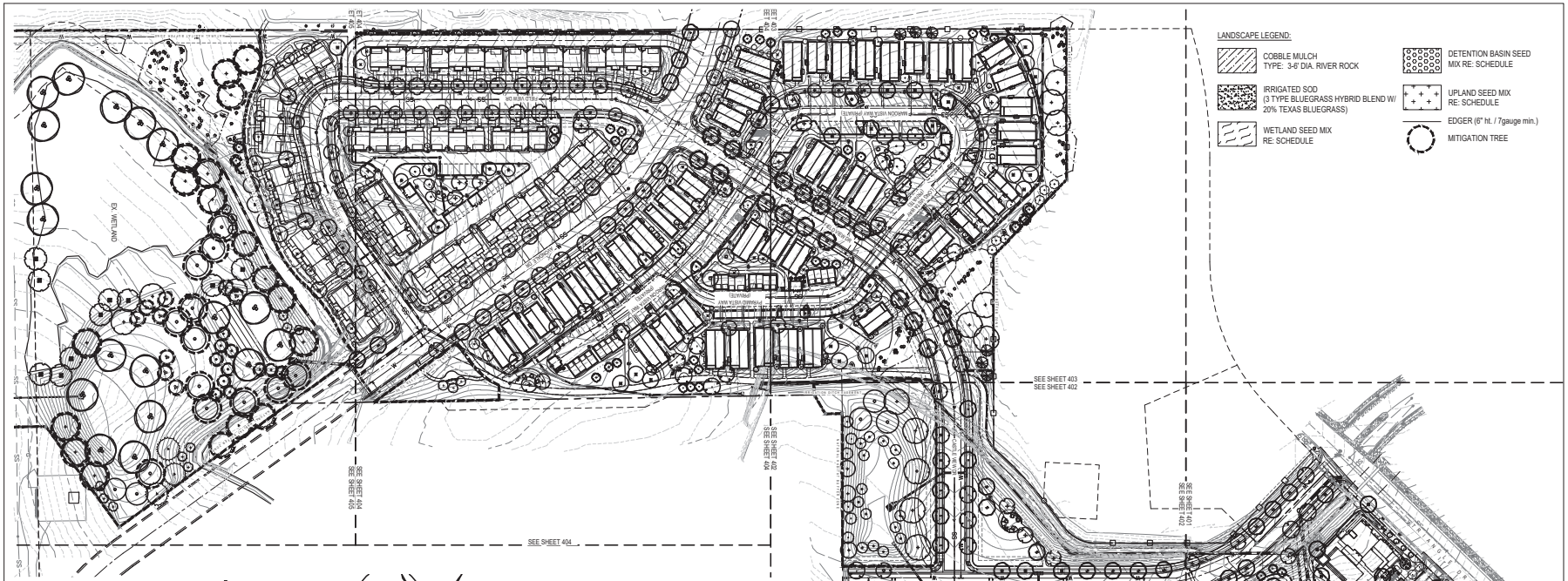
Sheet Name
LANDSCAPE NOTES & SCHEDULE

Sheet
LP100



LANDSCAPE LEGEND:

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- DETENTION BASIN SEED MIX RE: SCHEDULE
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- EDGER (6" ht. / 7gauge min.)
- MITIGATION TREE

LANDSCAPE SCHEDULE
REFER TO WETLAND SCHEDULE FOR WETLAND TREES

DECIDUOUS TREES

SYMBOL	BOTANIC NAME	COMMON NAME
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	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN MAPL
	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANETREE
	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE
	QUERCUS MUEHLENBERGII	CHINKAPIN OAK
	QUERCUS BUCKLEYI	TEXAS RED OAK
	ACER SACCHARUM 'JOHN PAIR'	CADDO MAPLE
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	ACER SACCHARUM 'BAILSTA'	FALL FIESTA MAPLE
	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
	CELTIS OCCINDENTALIS	HACKBERRY

ORNAMENTAL TREES

SYMBOL	BOTANIC NAME	COMMON NAME
	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE
	AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE'	SERVICEBERRY (MULTI-STEM)
	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC
	MALUS 'RADIANT'	RADIANT CRABAPPLE
	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
	MALUS X 'RED BARON'	RED BARON CRABAPPLE
	PRUNUS CERASIFERA 'CIPRIOZAM'	CRIMSON POINT PLUM
	QUERCUS GAMBELLI (MULTI-STEM)	GAMBEL OAK
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	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK
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EVERGREEN TREES

SYMBOL	BOTANIC NAME	COMMON NAME
	PINUS EDULIS	PINYON PINE
	PINUS FLEXILIS	LIMBER PINE
	PICEA PUNGENS 'HOOPSII'	HOOPS BLUE SPRUCE
	JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR

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80' 0 40' 80' 160' NORTH

Ridgewood Hills Fifth Filing

russell + mills

REV.	COMMENT	DATE

PDP SUBMITTAL

Date: JULY 2020
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Sheet Name
OVERALL LANDSCAPE PLAN

Sheet
LP101

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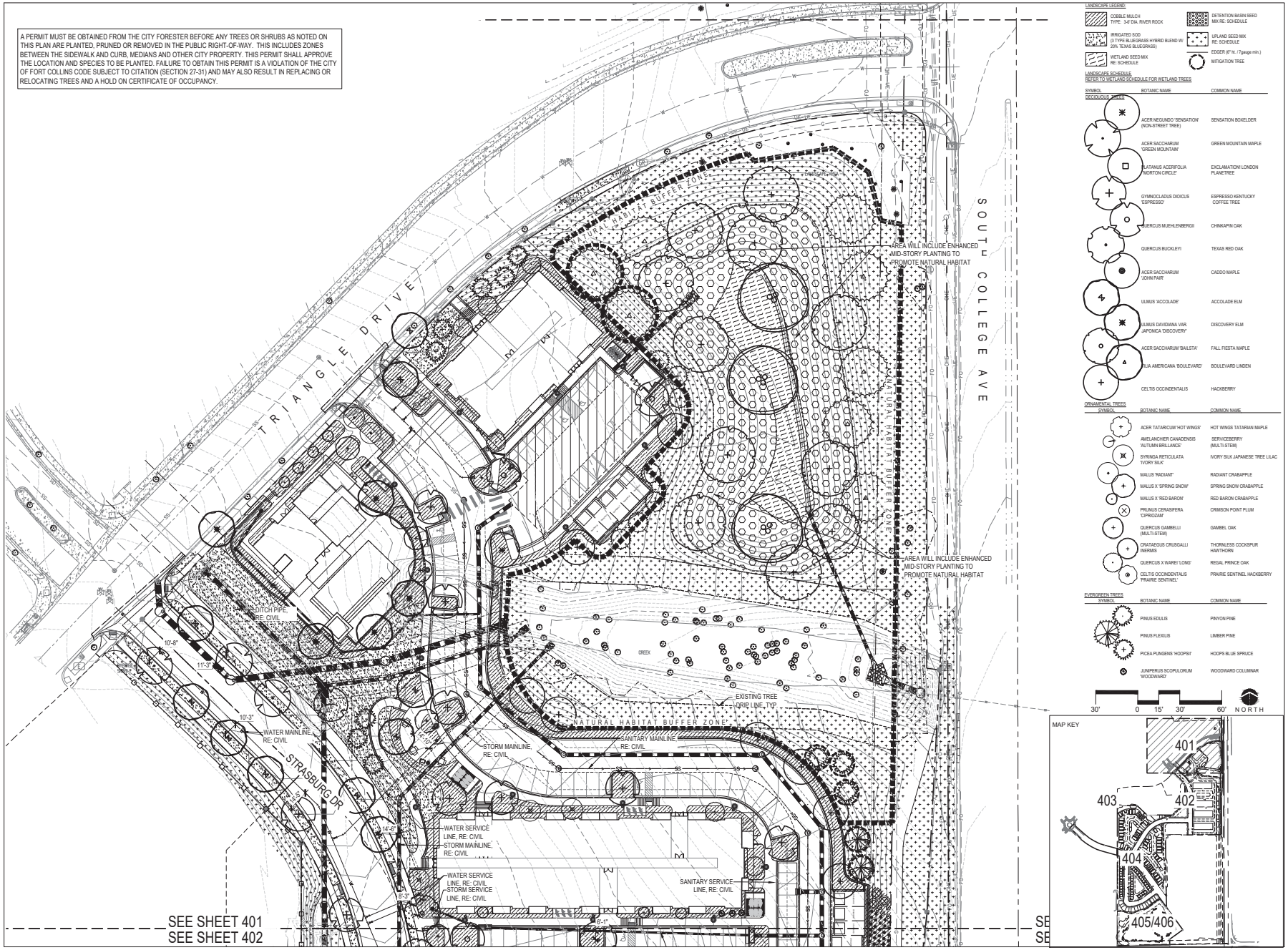

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- EDGER (6" ht. / 7gauge min.)
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LANDSCAPE SCHEDULE
REFER TO WETLAND SCHEDULE FOR WETLAND TREES

SYMBOL	BOTANIC NAME	COMMON NAME
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ORNAMENTAL TREES

SYMBOL	BOTANIC NAME	COMMON NAME
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SYMBOL	BOTANIC NAME	COMMON NAME
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Ridgewood Hills Fifth Filing

russell + mills

REV.	COMMENT	DATE

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Date: JULY 2020
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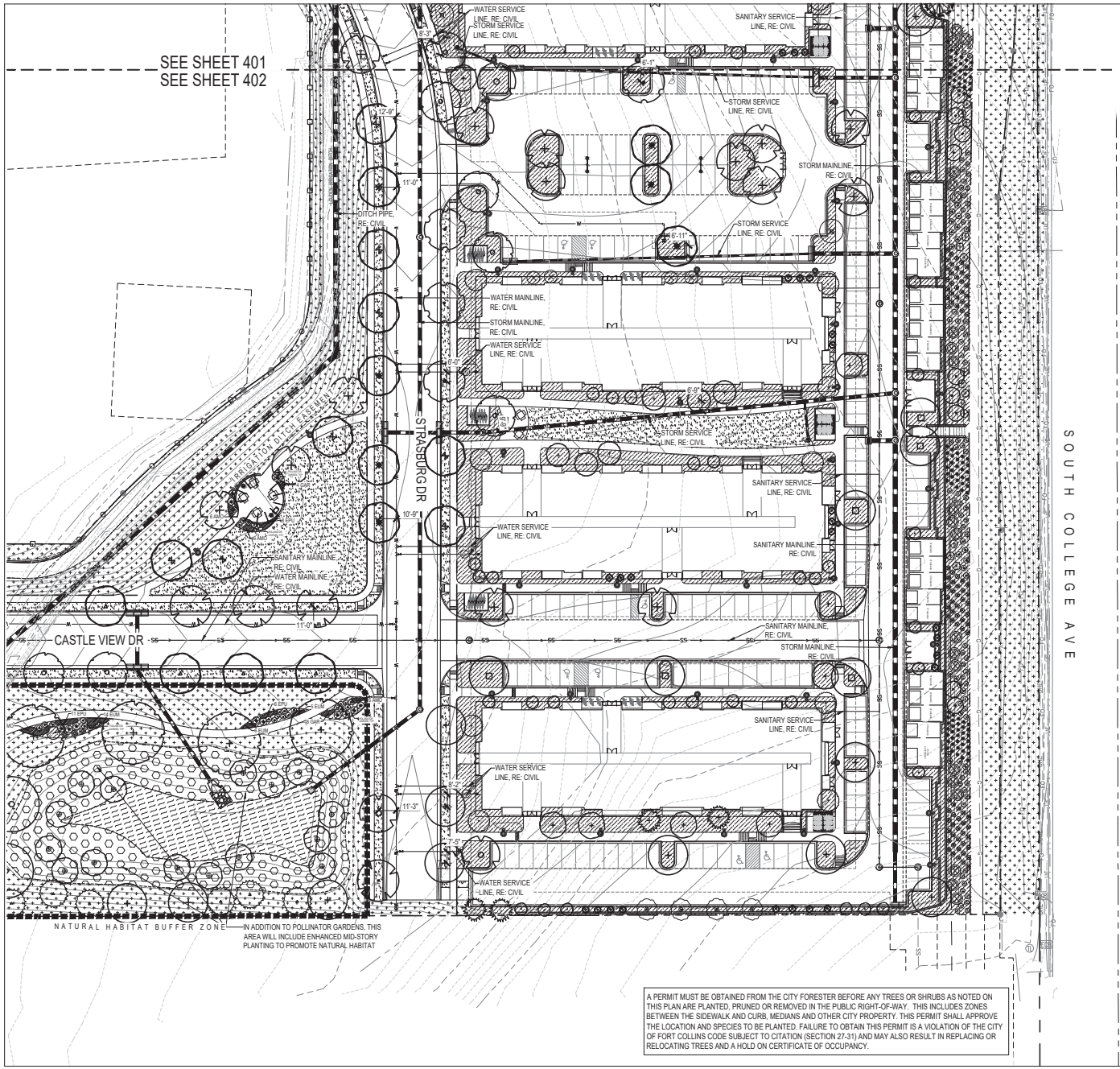
Sheet Name
LANDSCAPE PLAN ENLARGEMENT

Sheet
LP401



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ORNAMENTAL TREES

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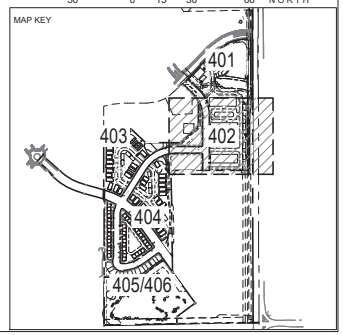
30' 0 15' 30' 60' NORTH

MAP KEY



Ridgewood Hills Fifth Filing

russell + mills

REV.	COMMENT	DATE

PDP SUBMITTAL

Date: JULY 2020
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Sheet Name
LANDSCAPE PLAN ENLARGEMENT

Sheet
LP402

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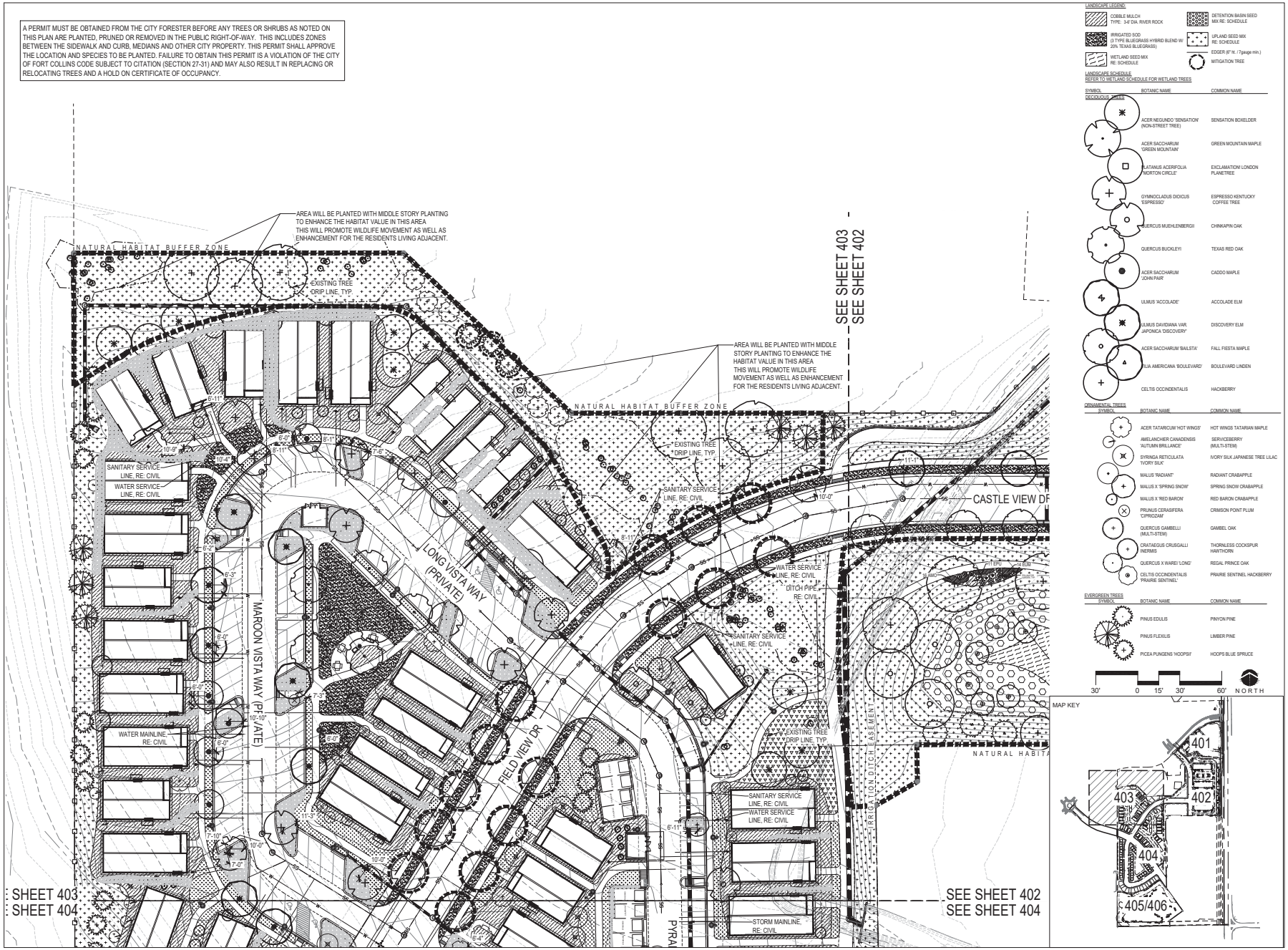

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Ridgewood Hills Fifth Filing

russell + mills

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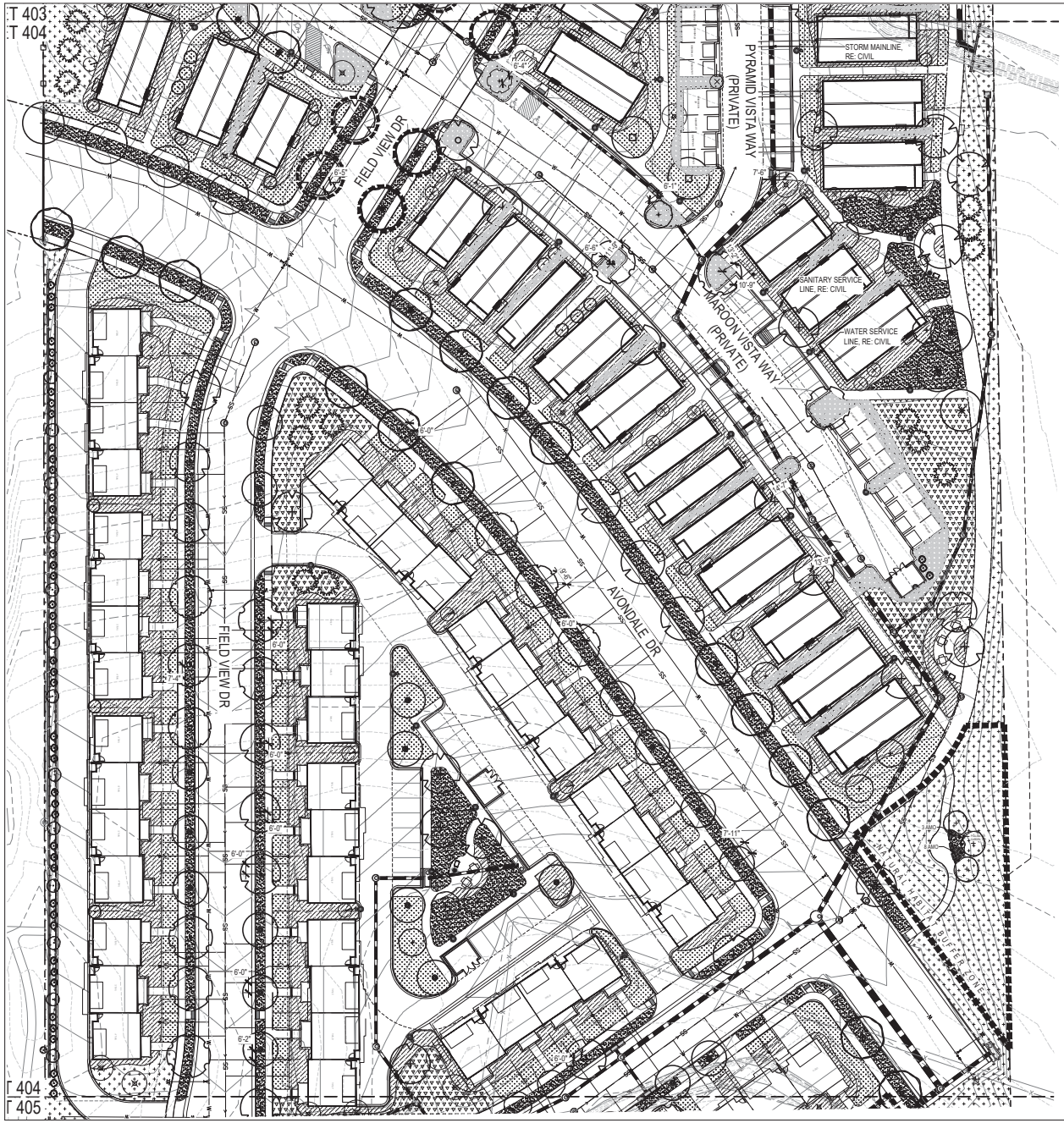

LANDSCAPE LEGEND

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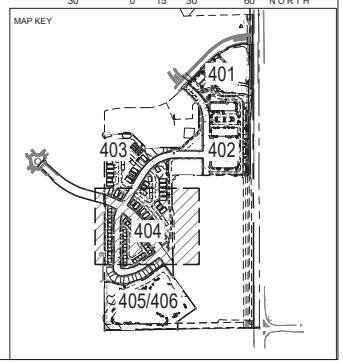
30' 0 15' 30' 60' NORTH

MAP KEY



Ridgewood Hills Fifth Filing

russell + mills

REV.	COMMENT	DATE

PDP SUBMITTAL

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Sheet Name
LANDSCAPE PLAN ENLARGEMENT

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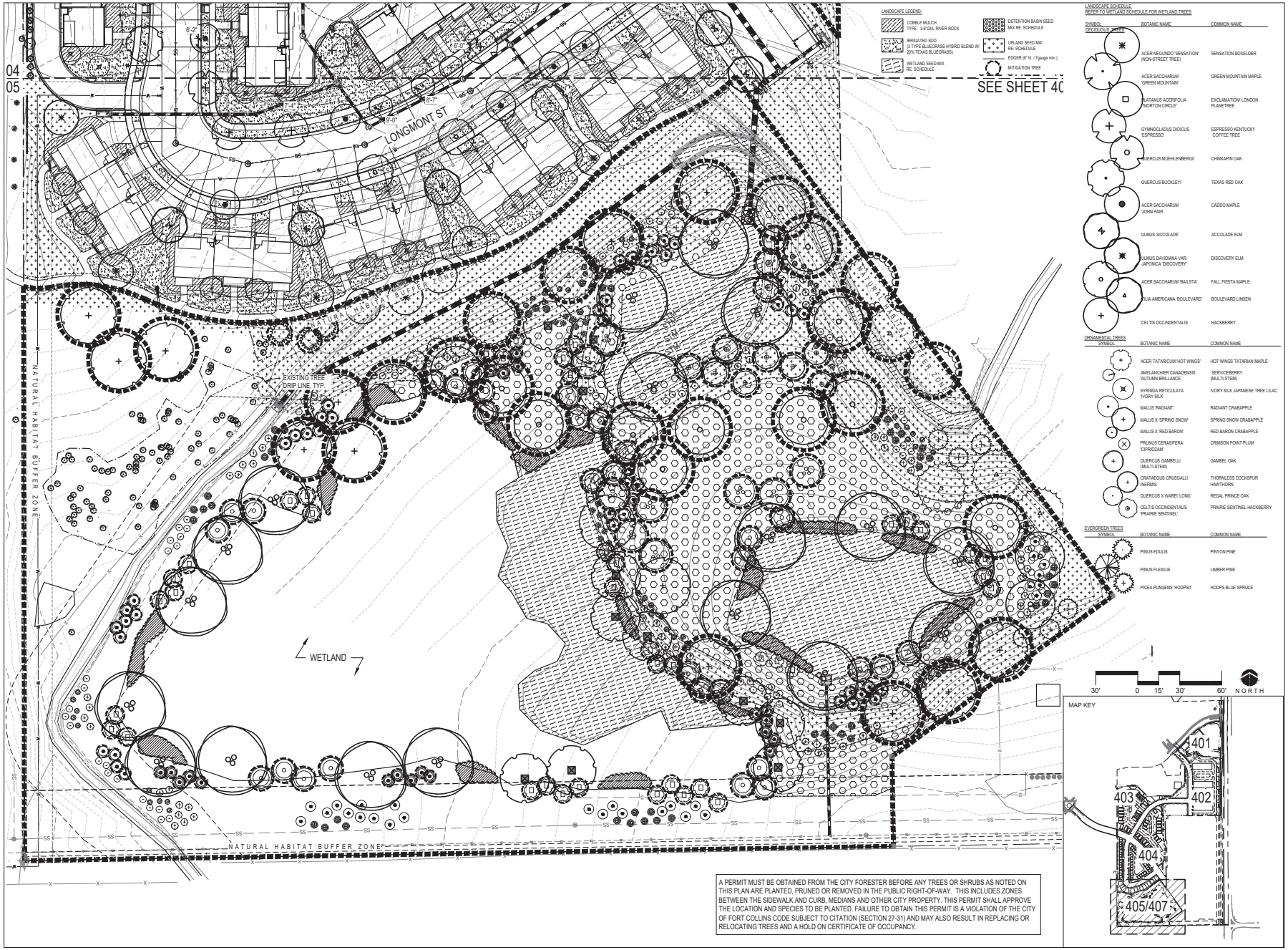
LP404



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EVERGREEN TREES		
	PINUS EDULIS	PINYON PINE
	PINUS FLEXILIS	LIMBER PINE
	PICEA PUNGENS 'HOOPSII'	HOOPS BLUE SPRUCE

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Ridgewood Hills Fifth Filing

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Date: JULY 2020
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Sheet Name
LANDSCAPE PLAN ENLARGEMENT

Sheet
LP405

WETLAND TREE/SHRUB PLANTING SPECIES

QTY.	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	%
WETLAND DECIDUOUS TREES					
00		ACER NEGUNDO	BOXELDER	2.5" CAL.	%
14		POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL.	1.5%
37		POPULUS DELTOIDES	PLAINS COTTONWOOD	2.5" CAL.	3.8%
18		SALIX AMYGDALOIDES	PEACHLEAF WILLOW	2.5" CAL.	1.8%
24		ACER GRANDIDENTATUM	BIGTOOTH MAPLE	1.5" CAL.	.98%
9		BETULA OCCIDENTALIS	WESTERN RIVER BIRCH	6' HT. MULTISTEM	1.3%
WETLAND SHRUBS					
20		AMORPHA FRUTICOSA	INDIGO BUSH	5 GAL.	
41		CORNUS STOLONIFERA	REDOSIER DOGWOOD	5 GAL.	
30		PRUNUS VIRGINIANA	GREEN CHOKECHERRY	5 GAL.	
		RIBES AUREUM	GOLDEN CURRANT	5 GAL.	
15		RUBUS DELICIDSUS	BOULDER RASPBERRY	5 GAL.	
		SALIX EXIGUA	COYOTE WILLOW	CUTTINGS 18" O.C.	
TRANSITION/UPLAND ZONE DROUGHT-TOLERANT PLANTING SPECIES					
TRANSITION/UPLAND EVERGREEN TREES					
22		PINUS PONDEROSA	PONDEROSA PINE	6' HT.	2.2%
19		JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.	2.2%
TRANSITION/UPLAND SHRUBS					
73		ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	5 GAL.	
84		CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL.	
77		RHUS AROMATIC TRILOBATA	SKUNKBUSH SUMAC	5 GAL.	
54		ROSA WOODSII	WOODS ROSE	5 GAL.	
75		PRUNUS BESSEYI	WESTERN SANDCHERRY	5 GAL.	

UPLAND SEED MIX
(Drill rate: 13.58 lbs/PLS/ac, Broadcast: 27.16 lbs/PLS/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
ROCKY MTN. PENSTEMON	PENSTEMON STRICTUS	0.35
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	1.01
SWITCHGRASS	PANICUM VIRGATUM	0.71
WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
SAND DROPSEED	SPOOBOLUS CRYPTANDRUS	0.04

WETLAND SEED MIX
(Drill rate: 12.68 lbs/PLS/ac, Broadcast: 25.36 lbs/PLS/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
MARSH SUNFLOWER	HELIANTHUS NUTTALLII	1.51
PENNSYLVANIA SMARTWEED	POLYGONUM PENSYLVANICUM (PERSICARIA PENSYLVANICA)	3.13
GOLDENGLOW DAISY	RUDBECKIA AMPLA	1.36
BLUE VERBENA	VERBENA HASTATA	0.2
AMERICAN SLOUGHGRASS	BECKMANNIA SYZIGACHNE	0.39
INLAND SALTGRASS	DISTICHLIS STRICTA	0.67
GIANT MANNAGRASS	GLYCERIA GRANDIS	0.27
FOWL BLUEGRASS	POA PALUSTRIS	0.35
PRAIRIE CORDGRASS	SPARTINA PECTINATA	1.9
SPIKERUSH	ELEOCHARIS PALUSTRIS	0.42
ARCTIC RUSH	JUNCUS BALTICUS (JUNCUS ARCTICUS)	0.03
HARDSTEM BULRUSH	SCHOENOPLECTUS ACUTUS	0.65
ALKALI BULRUSH	SCIRPUS MARITIMUS (BOLBOSCHOENUS MARITIMUS)	1.14
COMMON THREE-SQUARE	SCHOENOPLECTUS PUNGENS	0.65

DETENTION BASIN SEED MIX
(Drill rate: 14.54 lbs/PLS/ac, Broadcast rate: 29.08 lbs/PLS/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
FRINGED SAGE	ARTEMESIA FRIGIDA	0.47
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
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INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP.	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7

NATURAL AREA BUFFER NOTES:

1. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. SEE SECTION 2-4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
3. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
4. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.
5. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE.

NATIVE SEED MIX NOTES:

1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES
5. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
7. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

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Ridgewood Hills Fifth Filing

russell + mills

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WETLAND SCHEDULE

Sheet
LP406

UPLAND SEED MIX
(Drill rate: 13.58 lbs/PLS/ac, Broadcast: 27.16 lbs/PLS/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
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PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
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WETLAND TREE/SHRUB PLANTING SPECIES

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WETLAND DECIDUOUS TREES			
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14		POPULUS X ACUMINATA	LANCELEAF COTTONWOOD
37		POPULUS DELTOIDES	PLAINS COTTONWOOD
13		SALIX AMYGDALOIDES	PEACHLEAF WILLOW
24		ACER GRANDIDENTATUM	BIGTOOTH MAPLE
9		BETULA OCCIDENTALIS	WESTERN RIVER BIRCH
WETLAND SHRUBS			
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30		PRUNUS VIRGINIANA	GREEN CHOKECHERRY
		RIBES AUREUM	GOLDEN CURRANT
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TRANSITION/UPLAND EVERGREEN TREES			
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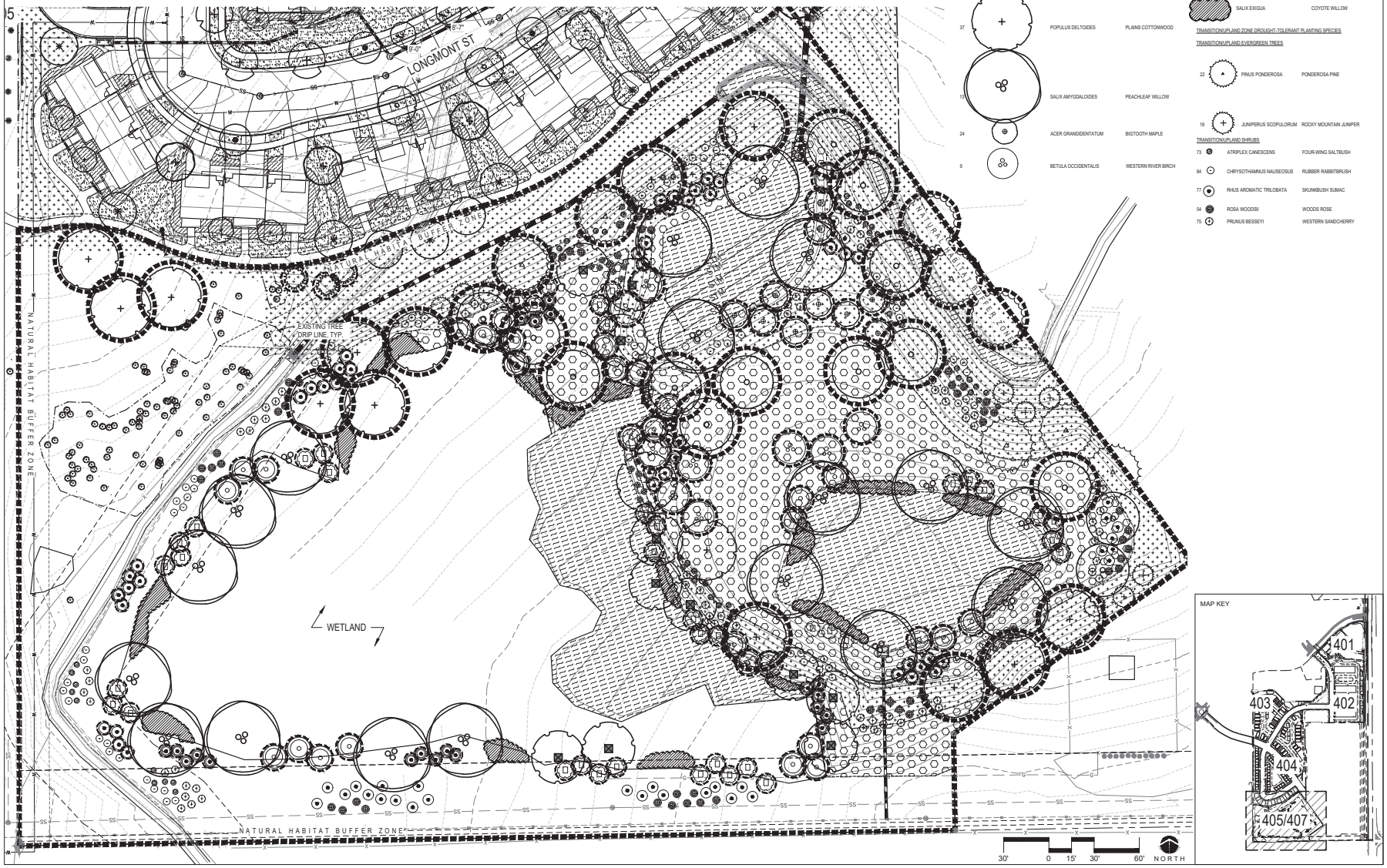
75		PRUNUS BESSEYI	WESTERN SANDCHERRY



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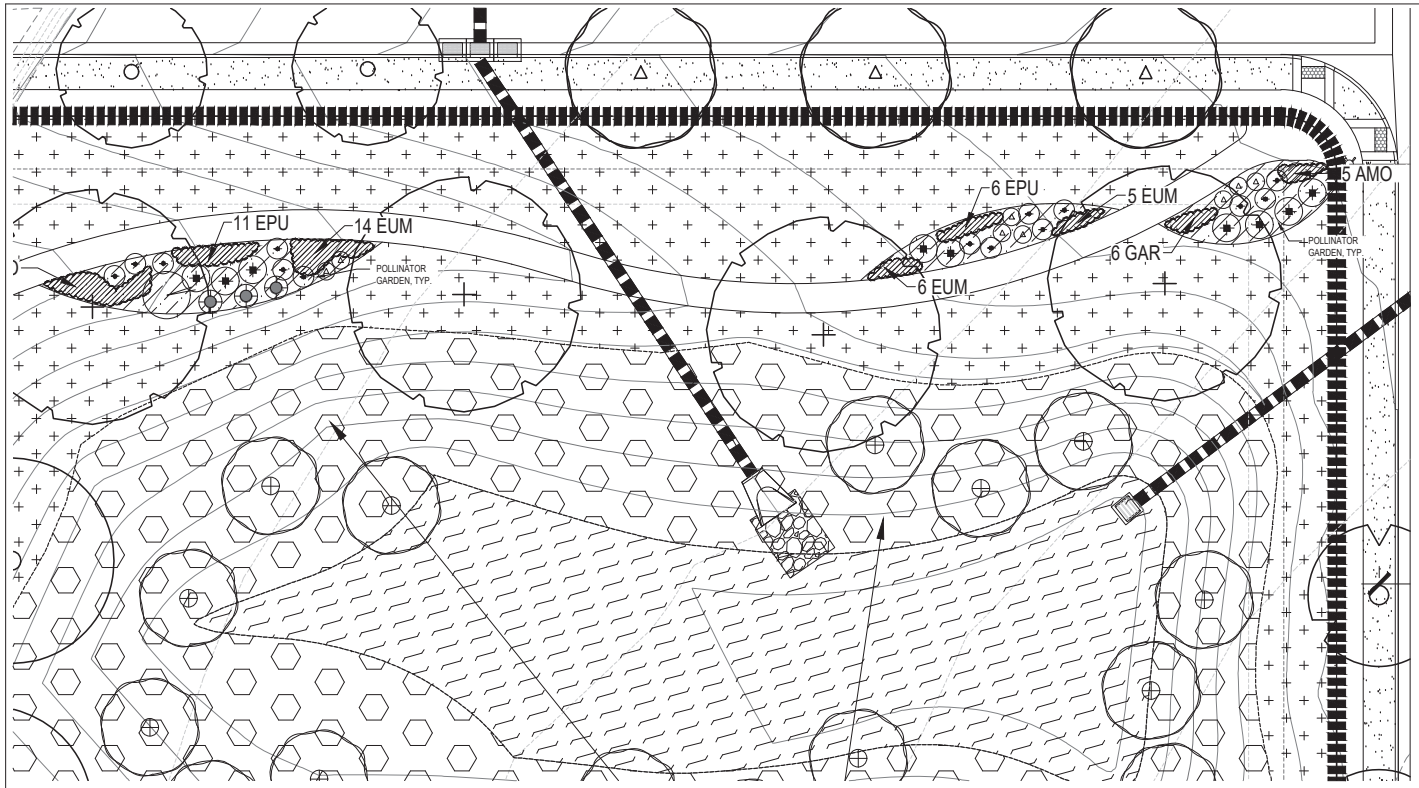
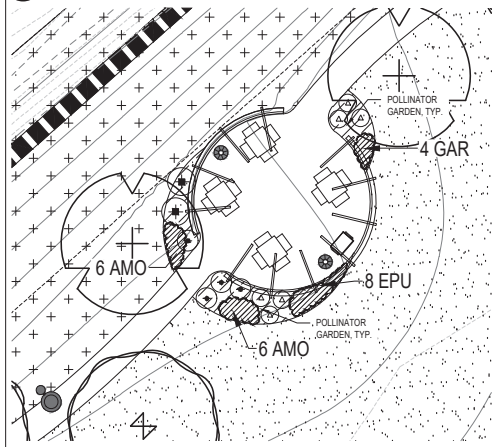
WETLAND ENLARGEMENT

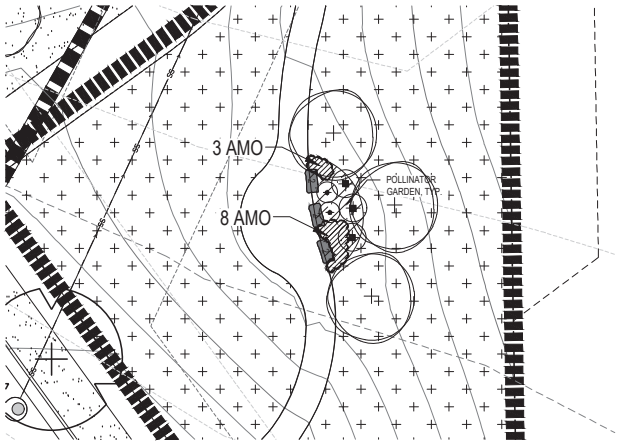
Sheet
LP407



A STRASBURG AND FIELDVIEW DETENTION POLLINATOR GARDENS



B POCKET PARK POLLINATOR GARDEN



C ADVENTURE TRAIL POLLINATOR GARDEN - NEAR AVONDALE

POLLINATOR GARDEN PLANT LIST

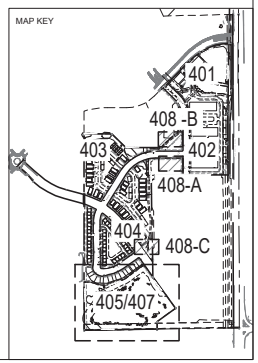
20		AMORPHA CANESCENS	LEADPLANT
1		AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY
14		CHRYSOTHAMNUS VISCIDIFLORUS	YELLOW RABBITBRUSH
14		CARYOPTERIS X INCANA	BLUE MIST SPIREA
3		RUBUS DELICIOSUS	BOULDER RASPBERRY

PERENNIALS

10	GAR	GAILLARDIA ARISTATA	COMMON BLANKET FLOWER
33	AMO	ACHILLEA MILLEFOLIUM 'POMEGRANATE'	TUTTI FRUITTI POMEGRANATE YARROW
25	EPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER
25	EUM	ERIOGONUM UMBELLATUM VAR. AUREUM 'PSDOWNS'	KANNAH CREEK BUCKWHEAT

FINAL PLAN UPDATES WILL INCLUDE DETAILED PLANTING OF POLLINATOR PLANTING AREAS AND ENHANCED MID-STORY PLANTING ON THE SIDE SLOPES OF THE DETENTION AREA

10' 0 5' 10' 20' NORTH



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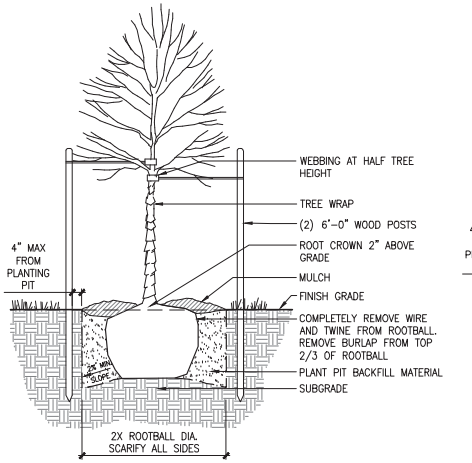
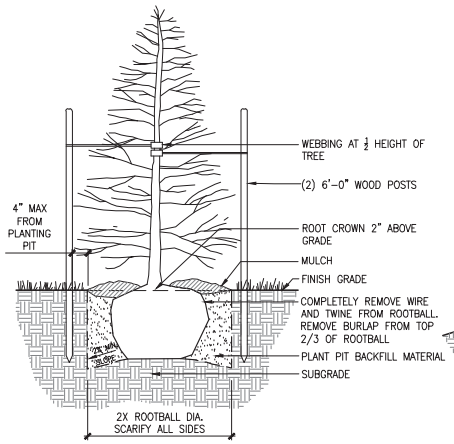
Sheet Name
POLLINATOR GARDEN ENLARGEMENTS

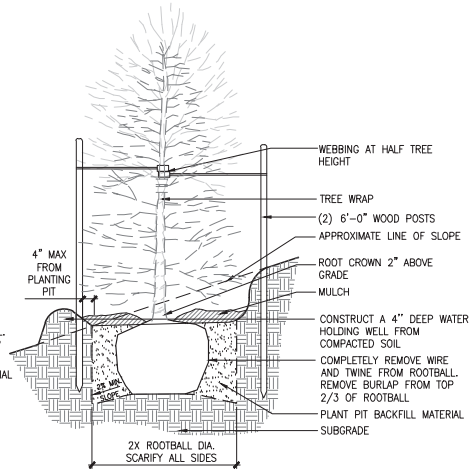
Sheet
LP408



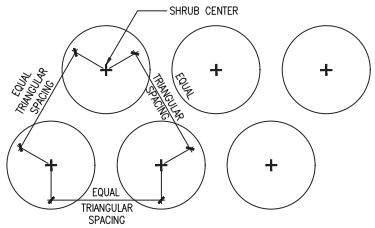
A DECIDUOUS TREE PLANTING
SCALE: NTS



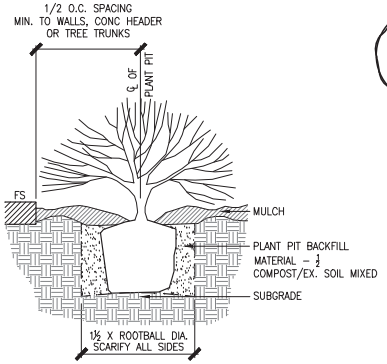
B EVERGREEN TREE PLANTING
SCALE: NTS
DT-PLNT-TREE-EVER



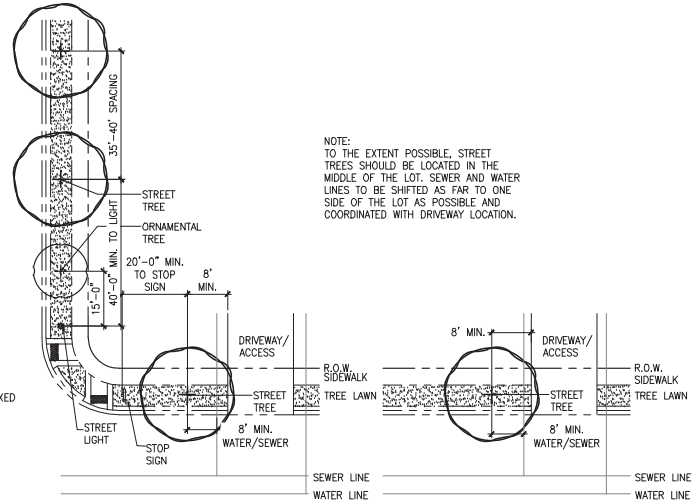
C TREE PLANTING ON SLOPE
SCALE: NTS
DT-PLNT-TREE-SLOP



D TRIANGULAR SHRUB SPACING
SCALE: NTS

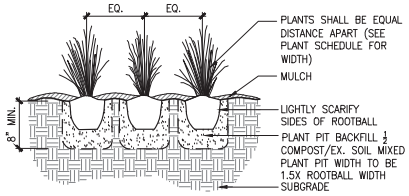


E SHRUB PLANTING
SCALE: NTS



NOTE:
TO THE EXTENT POSSIBLE, STREET TREES SHOULD BE LOCATED IN THE MIDDLE OF THE LOT. SEWER AND WATER LINES TO BE SHIFTED AS FAR TO ONE SIDE OF THE LOT AS POSSIBLE AND COORDINATED WITH DRIVEWAY LOCATION.

F STREET TREE LOCATIONS
SCALE: 1/16"=1'-0"
DT-LOT-TREE



G PERENNIAL/GRASS PLANTING
SCALE: NTS

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Sheet Name
LANDSCAPE DETAILS

Sheet
LP501

Planning, Development & Transportation Services

Community Development & Neighborhood Services
Planning and Zoning
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.221.6750
970.224.6134- fax
fcgov.com/planning

Triangle Drive Development
Neighborhood Meeting Summary

Meeting Time & Location

SouthGate Church, 6541 S College Avenue, Fort Collins, CO 80525, October 7, 2019, 6 - 7:45PM

City Staff:

Sylvia Tatman-Burruss – Development Review Liaison, p. 970.224-6076 e. statman-burruss@fcgov.com
Kai Kleer, AICP – City Planner, p. 970.221.6343 e. kkleer@fcgov.com
Martina Wilkinson – Traffic Engineer, p. 970.221.6887 e. mwilkinson@fcgov.com
Stephanie Blochowiak, Environmental Planner, p. 970.416.4290 e. sblochowiak@fcgov.com

Applicant:

John Beggs, RLA – Russell Mills Studio, p.970.484.8855 e. jbeggs@russellmillsstudios.com
Mark Johnson, RLA – Goodwin Knight p.719.598.5192 e. mjohnson@goodwinknight.com
Michael Delich – Traffic Engineer, Delich Associates

Presentation Summary

Planning/Development Process Presentation

- Project has submitted a preliminary plan to-date only.
- Next steps include a full submittal to the City including traffic study, lighting plan and other technical reports.
- Next steps include 2-3 rounds of Project Development Plan (PDP) review until a Public Hearing scheduled.
- The Planning and Zoning Board would be the decision-maker for this project if it moves forward.
- The applicant has not submitted full formal application yet.
- Public comments are welcome at any point during development review process for this project.
- Project area is in Medium Density Mixed Use Neighborhood (MMN) zone district.
- 12 units per acre is minimum density for MMN.
- Planning and Zoning Board can Approve, Deny or Approve with Conditions.
- If approved can then go to Final Development Plan (FDP).

Planning, Development & Transportation Services

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P.O. Box 580
Fort Collins, CO 80522.0580

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Applicant Presentation/Proposal

- The applicant is Goodwin Knight out of Colorado Springs
- They are affiliated with Challenger Homes
- Biggest difference between the initial concept and this plan shown tonight is a shift of 5 multifamily buildings closer to College Ave
- This project would have its own clubhouse and amenities
- Open space connections linking east to west
- Currently "over parked" in /near apartments by about 40 parking spaces
- Duplex area - mix of studio, one bedroom and two-bedroom units and street-like private drive and open space buffer around edges of units
- Trail connection from southern part of property up to Shenandoah S College Corridor Plan regional trail
- Ditch company has requested to pipe the ditch
- Townhomes proposed on southern end near wetlands area
- Working with an environmental engineer on the wetlands and Ecological Characterization Study (ECS)
- ECS will direct applicant team on mitigating wetlands displaced along north of wetlands and re-create wetlands elsewhere
- Traffic engineer has worked on Triangle Dr and College intersection and this project would trigger need for a signal there

Questions & Answers during the Meeting

Q: What about Avondale coming out at Trilby?

> Applicant: Signalization is based on volume thresholds. Full traffic study is still in process and will evaluate if signal is warranted at Avondale. Current conditions do not trigger Avondale traffic signal or Triangle Dr traffic signal.

Q: Does signal go in before or after development goes in?

> Applicant: Generally, goes in before.

Q: Because of the number of children in the neighborhood and the Coyote Ridge Elementary school there will be a ton of children walking on the streets. Will the traffic study take this into account?

> Applicant: Pedestrian analysis also included in full study.

Q: It is unsafe for children crossing the street near Triangle and Strasburg Drives because of people going 50 mph down Triangle Dr. Can we get a crosswalk with lights?

> Applicant: Pedestrian crossings design informed by full traffic study. What was previously mentioned can be part of the pedestrian crossing design, if warranted.

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Q: Can we get speed bumps?

City followup response: Speed bumps are a part of the City's Neighborhood Traffic Mitigation Program (NTMP) and separate from development proposals. A neighborhood petition with strong support for bumps is required before they will be installed. There are bumps being installed in Triangle this fall. If the neighborhood wants to pursue additional bumps, they should contact Traffic Operations at 221-6630 to begin that process.

Q: Can the entrance be located farther south and not Triangle Dr?

Applicant: It is the Developer's intent and South College Corridor Plan's vision to align Strasburg Drive with the new street. A curb cut has already been installed with the expectation that this will connect.

Q: Scientific method for counting traffic? How did you come up with these numbers? "They seem erroneous to me."

Applicant: Traffic engineer does go out physically with click counters at the intersections. There are several thresholds for signalization of an intersection that can be considered.
City Staff Response

- The Traffic Operations Department reviews proposed developments in the City of Fort Collins. This project has not been formally submitted, so the City does not yet have a study or analysis or data to review. The City will keep all these comments from tonight in mind when reviewing the project.
- When reviewing application there are specific standards and requirements for how to evaluate the traffic study
- The City understands the interest in signalization, and the College / Triangle intersection is expected to be signalized. The reason we are judicious in installing signals is because almost always a signal will create rear-end crashes. We want to make sure that the benefit of the signal outweighs the expected increase in rear-end crashes
- The analysis includes assessing balance of benefits, and safety impacts to determine the best option for the community

City Staff Response to Pedestrian questions: The applicant will have to review Pedestrian levels of service and identify various walking routes, including those to school

Q: Why doesn't the developer or City have to build Avondale out to Carpenter Road.

Applicant: The remaining leg of the connection between Carpenter and College is privately owned - if the applicant does not have control over that property then City cannot force them to build that portion of the intersection.

Q: Currently there is a dip in the road along Trilby and it becomes extremely difficult to see cross traffic vehicles when trying to turn. Traffic backs up from College. What is being done about this?

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City Staff Answer: The City is planning a capital project at College Trilby intersection that will address various safety, capacity, operations, and bike/ped needs. This includes additional lanes such as right turn lanes.

Q: Studies have been done previously. Why can't those be used?

City Staff Answer: Any time a traffic study is older than one year, then, City asks for updated study.

Q: Residents in area have no access to trails or public transportation in a safe way and cannot get down to Long View Trail - what is being done about that?

City Staff Answer: City transportation staff are currently looking at ways to improve Trilby Road so that it can accommodate direct access to the Long View Trail.
City Staff Comment. South College Corridor Plan was crafted to address priorities of pedestrian and bicycle connectivity for Harmony down to Carpenter Rd. In addition, development projects is when trail connections get made

Q: When will the gap get developed along the frontage of the nursery?

City staff Answer: The capital project for College and Trilby will include pedestrian connections. There may still be gaps along some private property frontages. Sometimes the City can address that, otherwise it takes the redevelopment of a site to fill in those connections.

Comment: Concerns about traffic again from Ridgewood Hills Fourth. "Would like City to be proactive and avoid a traffic disaster."

Comment: "I want to see the City extend Avondale to Carpenter Rd - they don't have to wait for development."

City Staff Response: There are many needs throughout the City, and the challenge is that in large part the funding for a lot of City transportation system is funded through development – and fees that are paid at the building permit stage. The reality is that a lot of time the City does not have additional funding for off-site improvements.

Comment: "You have a traffic disaster now, the City CAN make that connection. The City can do that. And I'm asking the City to be proactive.

Comment: You all have re-engineered College and Trilby five times in past years. There is waste in money happening.

City Staff Response: City has made minor improvements to add efficiency and support safety. The larger effort for a capital project and addition of lanes is a very different scale than what's been done to date. It will also require right-of-way acquisition.

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Comment: These 400 units are already approved and we're opposed to that.

City Staff Response: The project is not approved. The project has not even been submitted to the City yet. It will be carefully reviewed if/when the project is submitted for review."

Comment: The traffic pattern for this project is fundamentally flawed.

Comment: We lived in Fort Collins since 1968 and I've watched the City lurch as it grows and try to keep up. What you're doing is pathetic. There is no safe way to get out of our neighborhood. Look at the problem, look at the situation, do the right thing.

Q: How is the proposed project getting to Avondale? The road doesn't extend through Ridgeview Fourth into the proposed project's property.

Applicant: We plan on making that connection.

Q: What about College / Trilby?

City response: The issues at College and Trilby are being addressed through the capital improvement project currently in design. The City shares the concerns about the functionality of the transportation system.

Comment: Traffic is traveling too fast in the neighborhoods

City Response: We have a Neighborhood Traffic Mitigation Program and we can work with neighborhoods on the potential for bumps. We require a neighborhood driven consensus process through a petition because some people love them, and some people hate them. I would encourage you to let me know if you're willing to be the neighborhood champion and want to circulate a petition for physical neighborhood calming efforts like speed bumps. We also have a safe route to school program, and we can work with Coyote Ridge Elementary School on that.

Comment: "They did not let Lakeview on the Rise make left turns onto College. In other areas nearby, there are over 1000 proposed units of rentals. That's a pretty high density of rentals. There's 250 units of manufactured homes. These are taking our property value down. There's no avenue to get in and out safely. Our quality of life has gone down. I would like the City to comply with their street standards. People are parking on the streets all over the place.

Comment: When is the City going to listen to us and when are they going to give us back our quality of life?"

Q: Will the College / Triangle signal accommodate a 4th leg?

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City Response: The College and Triangle signal could accommodate another leg in the future on east side of College Ave if property owner there would want that. There's a leg very close by that may prevent that.

Q: What is going to happen at Trilby and College and WHEN?

City Response: The Engineering Capital group is overseeing that project and would have the details on timeline. The multi-million dollars of federal funding associated with the capital project is either 2021 or 2022.

Comment: Regarding the schools – especially at Coyote Ridge - I've heard they are at capacity.

Staff member from Coyote Ridge Elementary response: Coyote Ridge Elementary is not at capacity.
City Response: City staff reached out to school planners to discuss. These developments as they are submitted are routed for review to school districts including Thompson Valley School District.

Comment: We're supposed to have 80-ft setbacks on HWY 287 and all arterial roadway. That requirement is a part of master plan between Fort Collins and Loveland. I also see a lot of garages and the viewshed goes away and you won't see the barn. We have completely forgot about the area between Loveland and Fort Collins. Last night the traffic was backed up all the way around Duck Lake. We must talk about this holistically.. There's going to be traffic issues. There WAS a plan between Fort Collins and Loveland. This WAS clustered development before the City annexed."

City Response: There is a community separator plan that is just south of this property. That is along Long View Open Space.

Comment: Regarding Architecture - who wants to drive along there and see all garage doors."

City Response: One comment Historic Preservation made was to maintain a viewshed from college to the barn.

Q: What about the garages?

Applicant: We're shifting roadway and angling roadway to create landscape buffer between alley and existing homes

Q: During the planning of the Ridgewood Hills 4th filing the applicants were open to providing natural barriers. I'm disappointed in this proposal because it doesn't have a natural barrier. Can you do more modification to show natural buffer?

Applicant: They would investigate that.

Community Comment - there's lots of wildlife - buffer is better than a fence

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Q: What about the great horned owls?

City Response: An ecological characterization study will survey the existing wildlife make appropriate recommendations. The City's Land Use code provides certain protections for active nests and the Colorado Department of Wildlife will also be a review body of any construction activity that may be taking place near a known, active nest location.

Follow-up Q&A from questions submitted through email prior to the meeting:

Transportation:

Traffic plan for Triangle to address fast moving traffic coming into the neighborhood. Speed bumps?

Speed bumps are scheduled for installation along potions of Triangle this fall. If there is interest in speed bumps in other areas (Avondale etc.), that is a process through the city's Neighborhood Traffic Mitigation Program (NTMP). It requires an evaluation, and if it's a good candidate, the neighborhood needs to complete a petition that ensure general neighborhood consensus. The NTMP is separate from any development review process, so the neighborhood could do this with or without the proposed Triangle development. The neighborhood should contact Traffic Operations for more information.

Traffic light at Triangle & College

The intersection of College and Triangle is identified as an appropriate location for a signal through the South College Access Control Plan. The applicant has been asked to complete an evaluation for signalization at that location. It is expected that a signal will likely be necessary, and if so, would be constructed prior to completion and move-in of this proposal.

Traffic plan for Avondale Rd and Trilby backups. Flashing yellow light? Turn lane?

The backups of traffic along Trilby close to Avondale are a function of the limited capacity at the intersection of College and Trilby. The City's Engineering Department is working on the design of a capital improvement project at College and Trilby to add turn lanes, sidewalks, bike lanes etc. The project has obtained several million dollars of federal funding for construction.

Safe sidewalks on Trilby and College to get to businesses & public transportation *(Example of the issue: how many people walk to the meeting vs drive? Despite being blocks away – nearly all will drive.)*

The capital improvement project at College and Trilby will add sidewalks within the project area. Other sidewalk gaps along private property are being constructed as development or re-development occurs.

Safe access to bike trails

The applicant will be expected to provide sidewalks and trails to comply with various standards and adopted plans. Off-site gaps outside the control of the applicant are being constructed as those properties develop and/or through various City programs.

Is there a way to increase the amount of green space so to create an open space between houses backing up to the new development?

This is something City staff can certainly bring up with the applicant design team.

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What kind of natural barriers will be planted between the developments?

The landscape design adjacent to existing neighborhoods can be designed based upon neighborhood input and City staff can suggest applicant team landscape architect reach out to neighbors to understand preferences. City staff also often suggest evergreen tree species for year-round screening and bird habitat.

Can we influence those barriers to have native grasses and plants prior to developing?

Yes. One thing to keep in mind is that with native grasses, the establishment period can be 2-5 years. Additionally, some residents prefer the "messier" look of native grasses and others prefer more manicured looks.

Can the retention pond not be grass-based, but rather keep the old existing trees? (it drives me nuts that so much grass is watered unnecessarily).

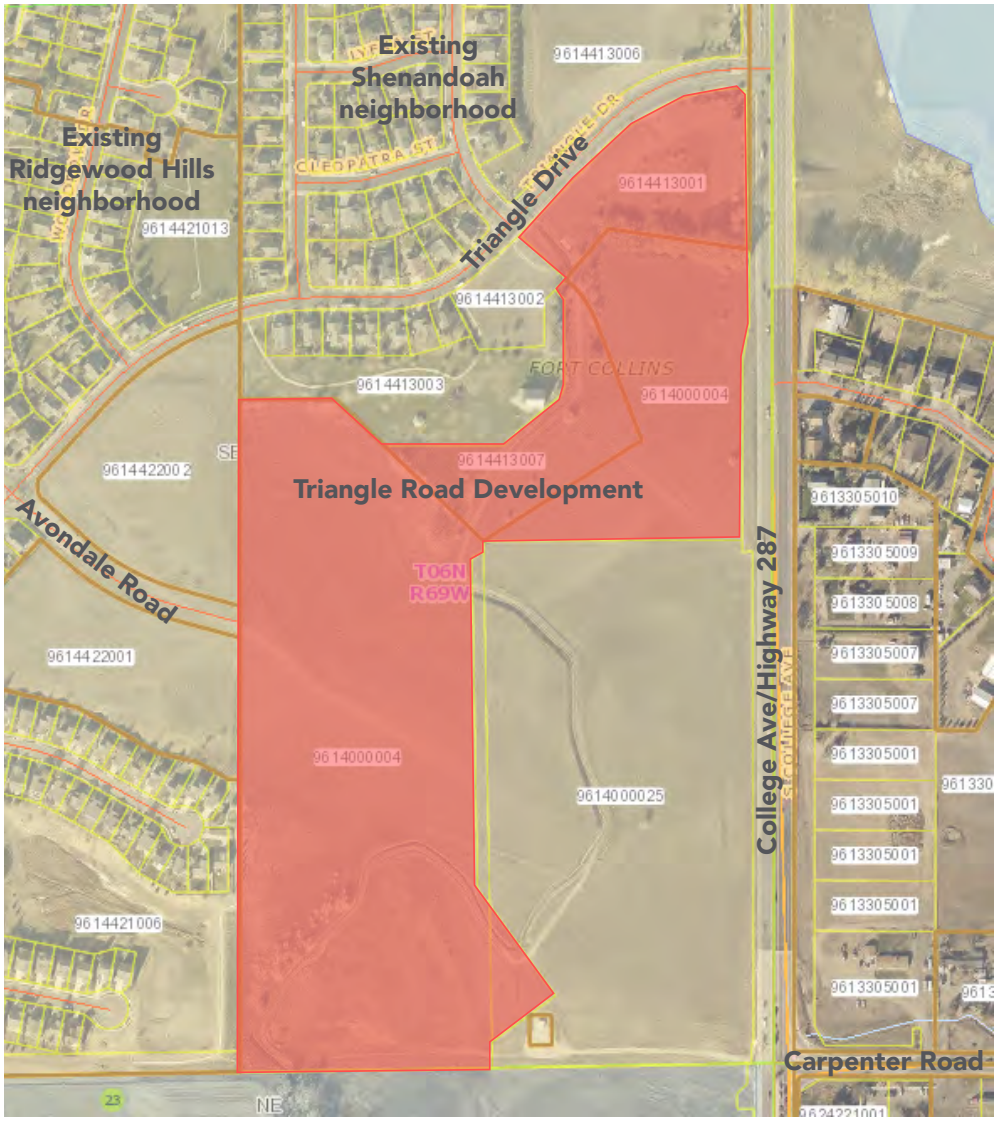
Potentially. City Forestry will evaluate all on-site trees for health, size and species. The preference is to keep healthy trees in place and remove hazard trees and at times, invasive species trees. The trees will need irrigation.

Considering the area is home to Preble's meadow jumping mouse habitat, what is the city planning commission doing to addressing the environmental impact on that land? Note that it is also home to elk, cougar, eagles, and coyotes.

If/when the proposed project moves forward, then, an Ecological Characterization Study (ECS) must be completed and submitted at least 10 days prior to the project development plan (PDP) submittal. The ECS is a baseline assessment of the habitat, wildlife use and ecological value of the project area. This includes assessment of sensitive and specially valued species, threatened and/or endangered listed species such as Preble's meadow jumping mouse. The ECS requirements are outlined in City of Fort Collins Land Use Code 3.4.1 Natural Habitats and Features. I am also attaching a quick two-pager about the ECS requirements.

Project Narrative

RIDGEWOOD HILLS FIFTH FILING



PROJECT LOCATION

NTS

Site Plan

Existing Site

The proposed project is located at the southwest corner of College Avenue and Triangle Drive and is bounded on the west side by the existing Ridgewood Hills neighborhood. To the south is existing undeveloped open space. The project site is approximately 35 acres and is undeveloped with no existing structures on site. The North Louden Ditch runs north to south through the site then makes a small jog to the east leaving the property and then back west before leaving the site in the far south west corner.

The property also includes a few small wetland/wet meadow areas. The first wetland is isolated and is in the far north east corner (near the intersection of Triangle Drive and College Avenue) of the property. The second wetland area is located south of the intersection on the north side of the property and runs east to west and appears to be smaller than 1/3 acre. The third and largest wetland area is located on the far south side of the site and is over a 1/3 acre. We are awaiting determination regarding if any/all of the wetland areas are jurisdictional.

The proposed site displays several limiting factors, from the ditch, wetlands, adjacent oil/gas facility to the unique and challenging shape of the property. The proposed plan accounts for all these factors and displays suitable and compatible uses to the adjacent and surrounding neighborhoods.

Project Narrative

RIDGEWOOD HILLS FIFTH FILING

PROJECT GOAL:
The design intent of the Ridgewood Hills Fifth Filing is provide additional housing within this area of Fort Collins and is located within the MMN zone district. While the plan is dictated by the applicable zoning requirements in regards to density and other requirements - there has been careful planning and design to create a suitable transition towards the existing LMN areas to the north and west of the site. The most dense product (multi-family apartments) is located along College - furthest away from the existing single family area. The other product types (duplex and townhome units) are planned to be adjacent to the existing single family area.

1. PROJECT TITLE:
Ridgewood Hills Fifth Filing

2. MEETING DATES:
Preliminary Design Review Meeting: August 14, 2019
Neighborhood Meeting: October 7, 2019

3. GENERAL INFORMATION:
Project Location: SW corner of Triangle Road and College Avenue - bounded by Longview Open Space to the south, existing Ridgewood Hills neighborhood to the west and the existing Shenendoah neighborhood to the north.

Size: 1,516,028 SF/ 34.80 AC
Existing zoning: Medium Density Mixed-Use Neighborhood District (MMN)
Proposed zoning: Medium Density Mixed-Use Neighborhood District (MMN)

Apartments:
24 Unit Apartment Building: (1 included on plans)
- 15 (1) bedroom units
- 9 (2) bedroom units

42 Unit Apartment Building: (2 included on plans)
- 18 (1) bedroom units
- 21 (2) bedroom units
- 3 (3) bedroom units

48 Unit Apartment Building: (2 included on plans)
- 40 (1) bedroom units
- 5 (2) bedroom units
- 3 (3) bedroom units

Total Apartment Units - 204
Maximum building height: 40'

Duplex/paired homes:
- 8 - Studio duplex units
- 30 - (1) bedroom units
- 54 - (2) bedroom units
- 3 - (3) bedroom units
- 20 - 2-story duplex units

Maximum building height: 24'

Townhomes:
- 8 - (3) plex units
- 8 - (4) plex units

Maximum building height: 39'

4. PROPOSED OWNERS:
Goodwin Knight - Mark Johnson
8605 Explorer Dr. Suite 250, Colorado Springs, CO 80920

Applicant:
Russell + Mills Studios
Contact: John Beggs
506 S College Ave, Unit A
Fort Collins, CO 80524
970-484-8855
jbeggs@russellmillsstudios.com

5. EXISTING OWNERS:
Goodwin Knight - Mark Johnson
8605 Explorer Dr. Suite 250, Colorado Springs, CO 80920

6. TRANSPORTATION IMPROVEMENTS
Vehicular access will be from two points of access. The first will be from the north off of Triangle Drive and will be an extension of Strausberg Road. This road is proposed to be a local connector with a 57' right of way cross section. This road will also have a connection for the future commercial property to the south and east of the project.

The second point of access will be from the west from Avondale Road. This will continue the existing collector road cross section from the west and will head to the south east portion of this project.

The project has also planned for the proposed centerline shift of College Ave/ Highway 287. In speaking with CDOT, there are no immediate plans to implement the plans that propose the centerline shift. This directly impacts the property along the eastern property line between Triangle Drive and the Carpenter Road intersection.

7. NEIGHBORHOOD MEETING
A neighborhood meeting was held on the evening of October 7, 2019 and was well attended by the adjacent neighborhoods. The neighborhood meeting notes have been attached as an supplemental document. The biggest concern that was heard at the meeting was in regards to traffic and its impacts to the existing neighborhood.

Following this meeting we have had an additional meeting with two board members from the Shenendoah HOA. This meeting was in regards to aligning Strausberg and the amount of traffic and their concern was discussed again. The board members expressed a desire to connect this development to College Ave from Avondale Road. The applicant does not own this property, but has reached out to the owners of this land to discuss the possibility of constructing Avondale to College. The applicant and consultant has been unsuccessful in reaching the owner of the land to this point. During that meeting it was discussed that the applicant would continue to reach out and the City would attempt as well to discuss future possibilities.

8. SITE DESIGN
The north area of the site will consist of the duplex units. They will consist of studio plus one and two-bedroom units. These units will front the local connector road and will have parking behind each unit. Some garages will be provided behind the units and will provide for more parking and storage for residents. Within this area a clubhouse will be provided. The clubhouse will have a pool and will serve as the neighborhood center for the development. Some non-residential uses will be provided, such as shared workspace, fitness studio or coffee shop. The exact use and square footage of all of these uses is yet to be determined.

South of the duplex units will be the apartment area. This area will consist of two apartment buildings with 48 units in each for a total of 96 dwelling units. The apartments are a mix of studio, one and two bedroom units. The buildings will front the local connector as well and act as a suitable transition use between the future commercial development to the east of this area and the proposed uses within this neighborhood and the existing neighborhood to the west. Parking will be located behind the buildings and will include small garages for some of the residents. These will be located along the eastern property line and will

act as a buffer to the future commercial development to the east.

The southern most portion of the site will consist of the townhome units. This area focuses on capitalizing on the open space to the south and will be a compatible transition between this project and the existing neighborhood to the west. These buildings consist of three separate dwelling units that have attached garages – these garages will be accessed by an alley entrance. Per the land use code these units will front along either a public street or open space and will be within walking distance of a public road.

Pedestrian circulation will occur along public sidewalks along the street as well as an open space trail network that will connect the open space to the south to the existing neighborhood to the north. This trail network will be open to all residents and will connect to all open spaces within the neighborhood. We also intend this trail network to meet the needs for the trail connection that is outlined within the South College Corridor Plan.

Open Space
The project has several open space areas. These range from small pocket parks adjacent to the duplex units to larger areas within the large wetland area that will include walking trails and opportunities to interact with nature. A small playground area will be located adjacent to the clubhouse within the duplex area. This will be open to the entire neighborhood.

Lighting
All lighting within the residential area will meet City of Fort Collins requirements. A lighting plan has been submitted.

Planting, Lawn, and Street Trees
Street tree plantings will be located within the tree lawns with detached sidewalks. Native and low water plant species will be utilized throughout the site.

Engineering/Utilities
Stormwater detention will be handled throughout the site in smaller detention facilities. The site naturally drains to the north east where a large detention facility will be located before leaving the site and heading the east. Another large detention facility will be located on the SW corner of the site and will be paired with the wetland mitigation

Under existing conditions, the 34.81-acre project site is currently undeveloped and consists of open fallow land. Vegetation on the project site consists of mostly invasive weeds and grasses. A section of the North Loudon Ditch bisects the project site. The project site currently drains from west to east at slopes ranging from 2% to 50%. The steeper slopes up to 50% occur adjacent to the east property boundary at South College Avenue. Offsite drainage areas from the west and north contribute drainage onto the site. These offsite areas will be routed through as part of the project development. The Ridgewood Hills development proposes to capture and detain on-site generated flows in detention ponds. Detention of the project site will be divided amongst three separate constructed ponds that will control release rates to allowable measures. Stormwater quality features will be constructed to satisfy the City of Fort Collins Low Impact Development (LID), and Natural Areas mitigation requirements.

Utilities included water, sanitary sewer, and other dry utilities are proposed to serve the project. Extensions of existing mains will be required to distribute utilities to all areas of the development and will be dedicated as public utilities, where necessary. Private connections to existing and public infrastructure on and adjacent to the project will be made and extended to serve the multiple tracts and buildings. The owner and engineer will coordinate with the utility providers on construction of all utilities and meet the appropriate construction specifications of the providers.

Louden Ditch
The plan is proposing to pipe the existing North Louden Ditch on site. The ditch would be located within a 40' easement. The easement would start at the north end of the site where the ditch enters the property, it would then run along the west edge of the site and eventually exit at the far south west portion of the site. This is consistent with a project that the client/owner is involved with north of this property – and the ditch company has agreed to similar conditions.

9. DISTURBANCES
The project is proposing to mitigate for the two smaller wetland facilities located towards the northern portion of the site. This mitigation is planned to occur on site within the larger wetland area that's located along the south side of the property. The large southern wetland area will be maintained and where needed enhanced to become an asset for not only this project but other

surrounding neighborhoods.

10. TRANSITION TECHNIQUES
The project seeks to transition to both the surrounding neighborhoods and neighboring lot by its architectural character as well as fencing and planting along the north and west property lines.

11. ARCHITECTURE
The architecture style is a mix of traditional and modern, but utilizes similar materials and colors that will complement the surrounding neighborhoods. Some example imagery of the architecture style has been included in the submittal.

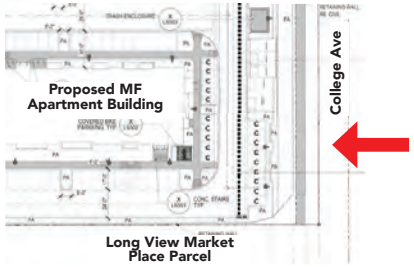
Compatibility with Surrounding Area
The neighborhood character, layout and architecture will complement the surrounding neighborhoods and the mix of uses will create a compatible transition between the future commercial property and the existing neighborhoods to the west. For example, the apartments have been planned adjacent to the future commercial property to the east, while the townhomes have been planned adjacent to the existing neighborhood to the west.

12. PHASING SCHEDULE
No phasing is proposed with this development.

TRASH AND RECYCLING SERVICE:
Trash and recycling services will be provided through large trash enclosures in the multi-family and duplex areas. The townhome units will have individual trash service -- this service will be through the alley behind the units.

Basalite - Belvedere Wall type - sandstone color

Note:
The selected wall material and streetscape elements reinforce the South College Corridor plan in regards to streetscapes, property appearance and overall design. The planting layout will enhance not only the Ridgewood Hills Fifth Filing project, but also be a catalyst for future development in this area.



russell + mills

2020.06.30

Ridgewood Hills Fifth Filing

College Ave Wall Elevation

COLORADO STANDARDS FOR ACCESSIBLE HOUSING

CRS 9-5. ARTICLE 5 REQUIREMENT:
TOWNHOMES

TOTAL # OF UNITS	POINTS REQUIRED	POINTS PROVIDED
56 (TOTAL)	24	24

ACCESSIBLE UNITS PROVIDED

UNIT TYPE	# OF UNITS PROVIDED	PER CRS 9-5 POINTS/ UNIT	PER CRS 9-5 TOTAL POINTS
TYPE 'B' DWELLING UNIT	0	4	0
VISITABLE UNIT	24	1	24
TOTAL	24	-	24

COLORADO STANDARDS FOR ACCESSIBLE HOUSING

CRS 9-5. ARTICLE 5 REQUIREMENT:
APARTMENTS

TOTAL # OF UNITS	POINTS REQUIRED	POINTS PROVIDED
204 (TOTAL)	90	162

ACCESSIBLE UNITS PROVIDED

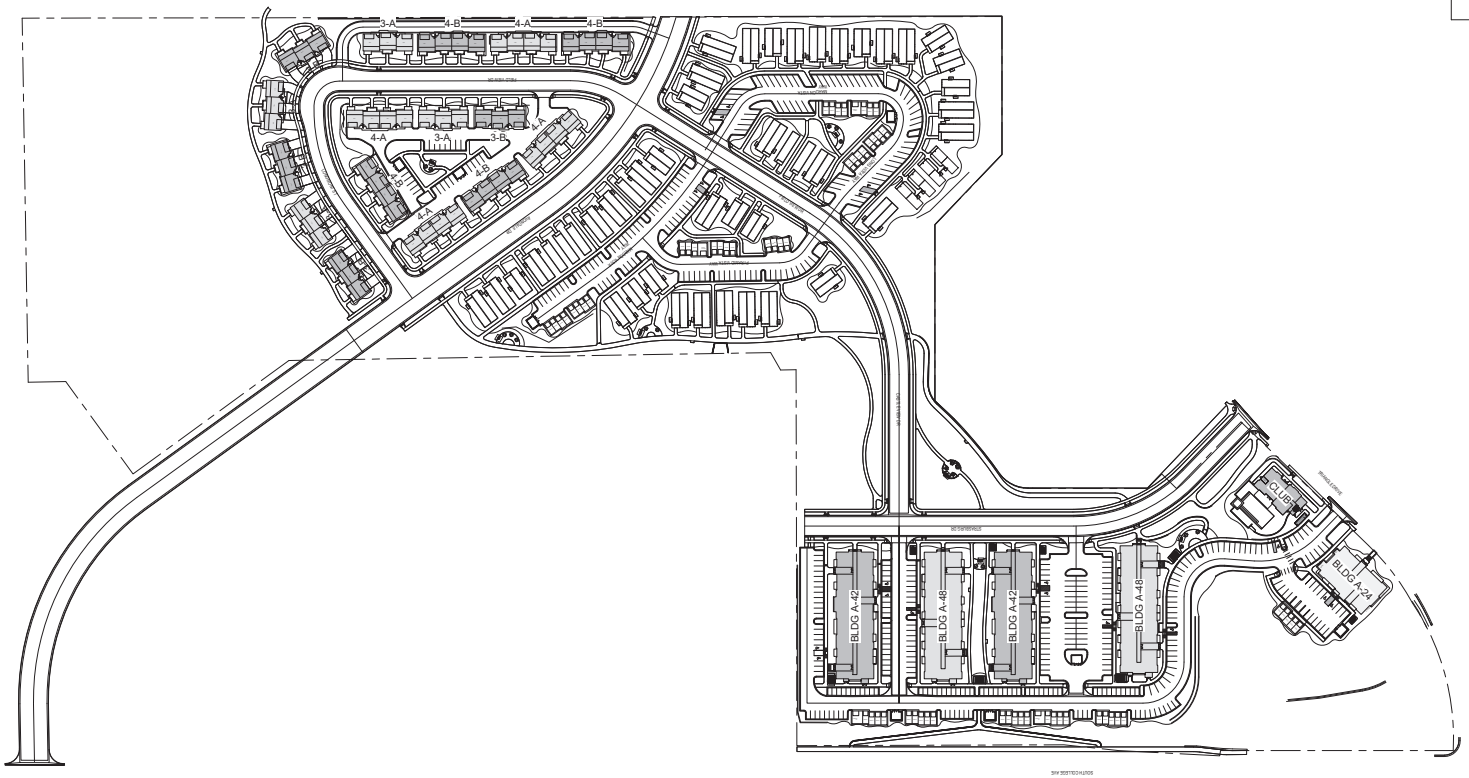
UNIT TYPE	# OF UNITS PROVIDED	PER CRS 9-5 POINTS/ UNIT	PER CRS 9-5 TOTAL POINTS
TYPE 'A' DWELLING UNIT	5	6	30
TYPE 'B' DWELLING UNIT	33	4	132
TOTAL	38	-	162

2015 IBC - ACCESSIBLE UNIT REQUIREMENTS

- # OF TYPE 'A' UNITS REQUIRED AS PER 2015 I.B.C. SECTION 1107.6.2.2.1

TOTAL # OF UNITS	TYPE 'A' REQUIRED	TYPE 'A' PROVIDED
204 (TOTAL)	4.08	5

- ALL TYPE 'A' & TYPE 'B' UNITS COMPLY AS PER 2015 I.B.C. SECTIONS 1107.2, 1107.3 & 1107.4
- ALL 1ST FLOOR UNITS AND THOSE UNITS ON LEVELS SERVED BY AN ELEVATOR SHALL BE TYPE 'B' UNITS AS PER 2015 I.B.C. SECTION 1107.6.2.3.2



1 SITE PLAN
1" = 100'-0"

N

Ridgewood Hills Fifth Filing

NOT FOR CONSTRUCTION

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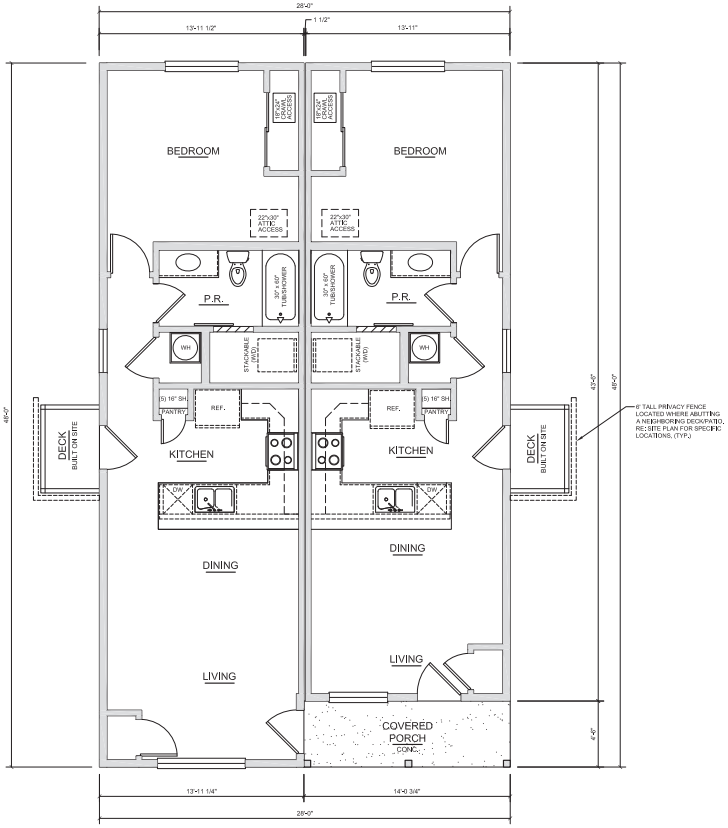
REV.	COMMENT	DATE

PDP SUBMITTAL

Date: APRIL 2020
Drawn By: DA
Checked By: CW

Sheet Name
ARCHITECTURAL SITE PLAN

Sheet
A0.50



1 FLOOR PLAN - PLAN 1

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 1

NOT FOR CONSTRUCTION

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REV.	COMMENT	DATE

PDP SUBMITTAL

Date: APRIL 2020

Drawn By: DA, SRT

Checked By: CW

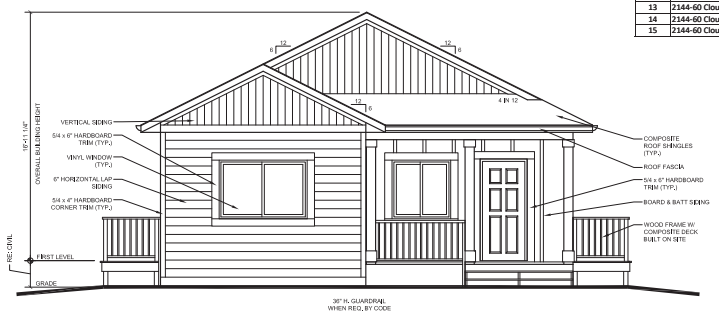
Sheet Name

FLOOR PLAN

Sheet

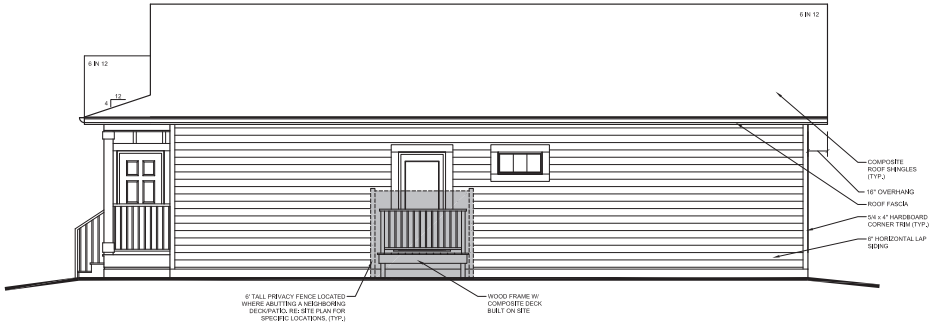
A1.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 1'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT-1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 1

NOT FOR CONSTRUCTION

russell+mills

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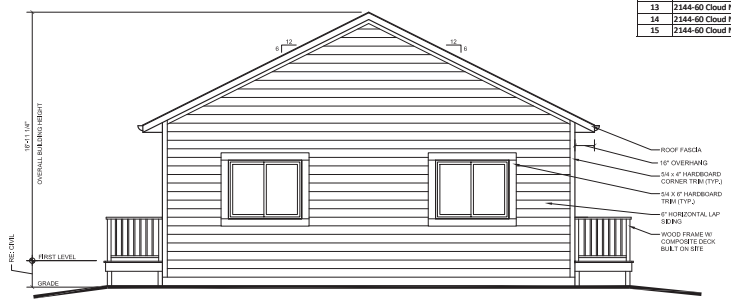
Sheet Name

EXTERIOR ELEVATIONS

Sheet

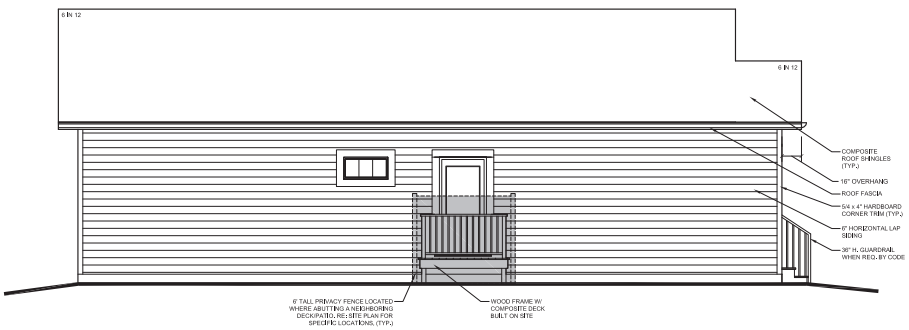
A2.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 1'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 1

NOT FOR CONSTRUCTION

russell+mills

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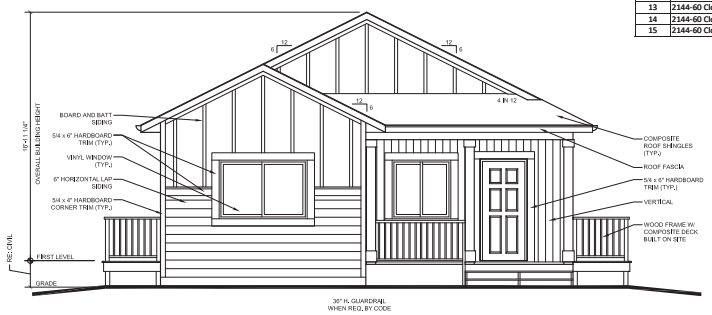
Sheet Name

EXTERIOR ELEVATIONS

Sheet

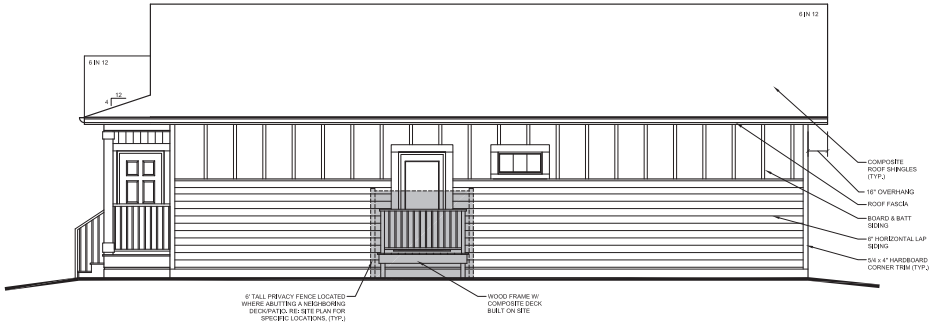
A2.11

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 2'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT-2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 1

NOT FOR CONSTRUCTION

russell+mills

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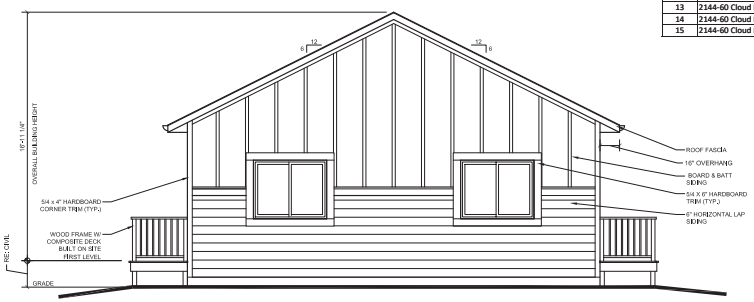
Sheet

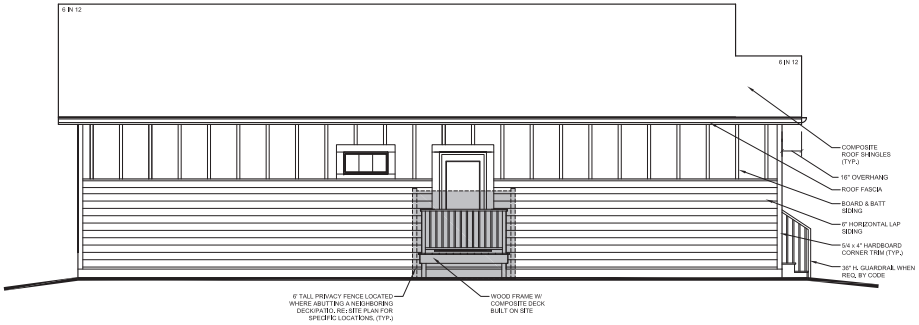
A2.20

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 2'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 1

NOT FOR CONSTRUCTION

russell+mills

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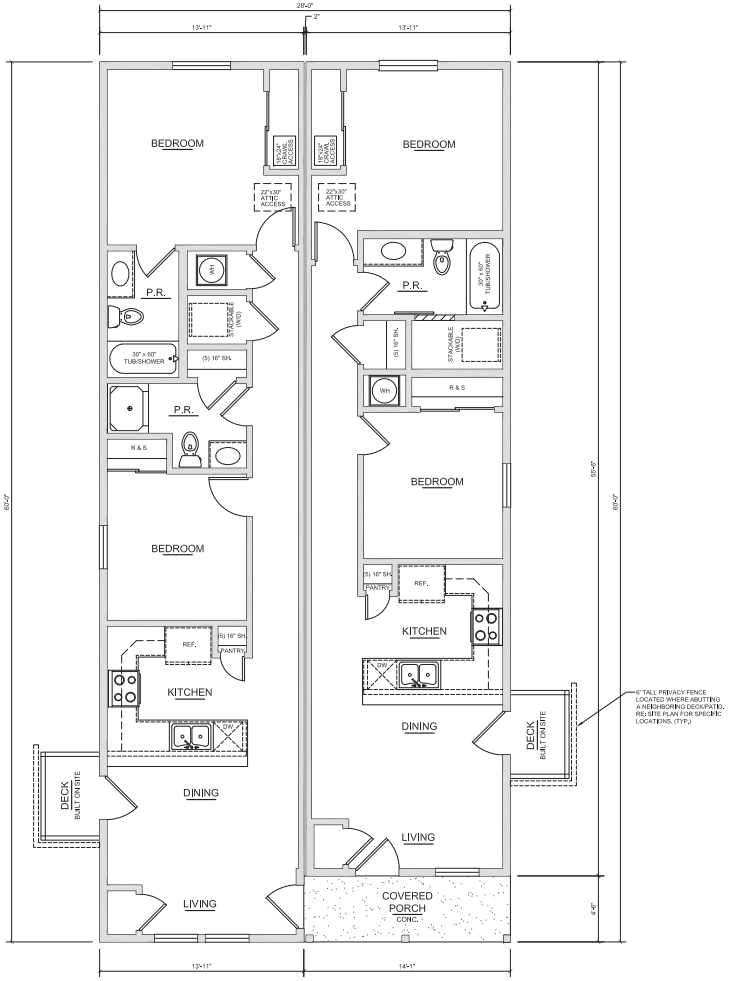
EXTERIOR ELEVATIONS

Sheet

A2.21



1 FLOOR PLAN - PLAN 2

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 2

NOT FOR CONSTRUCTION

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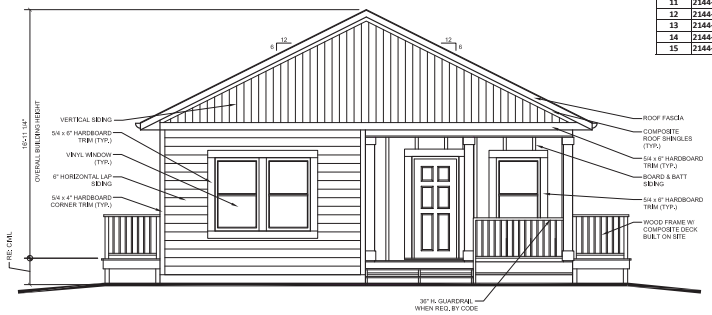
FLOOR PLAN

Sheet

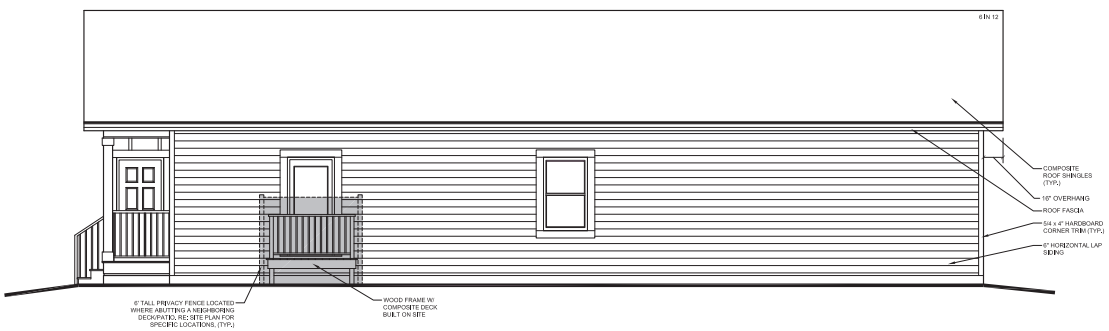
A1.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 1'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT - 1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 2

NOT FOR CONSTRUCTION

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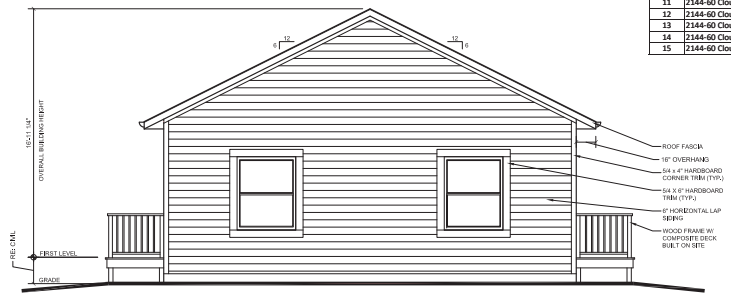
EXTERIOR ELEVATIONS

Sheet

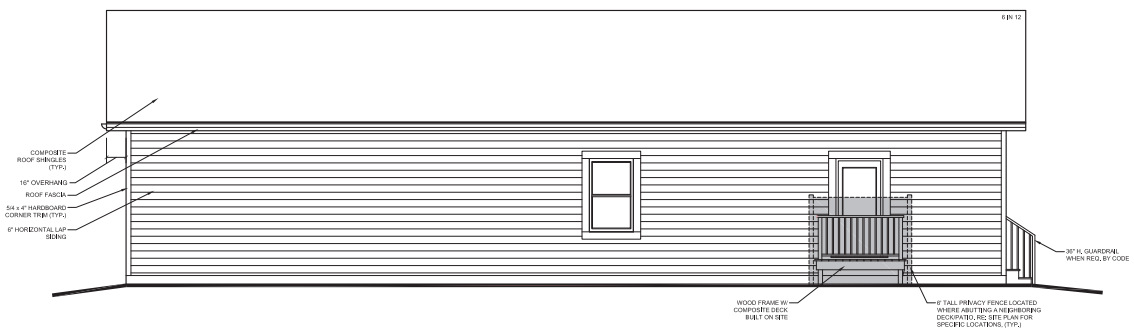
A2.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 1'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 2

NOT FOR CONSTRUCTION

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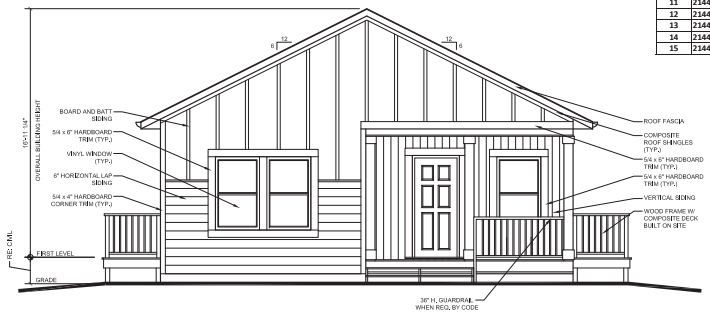
Sheet Name

EXTERIOR ELEVATIONS

Sheet

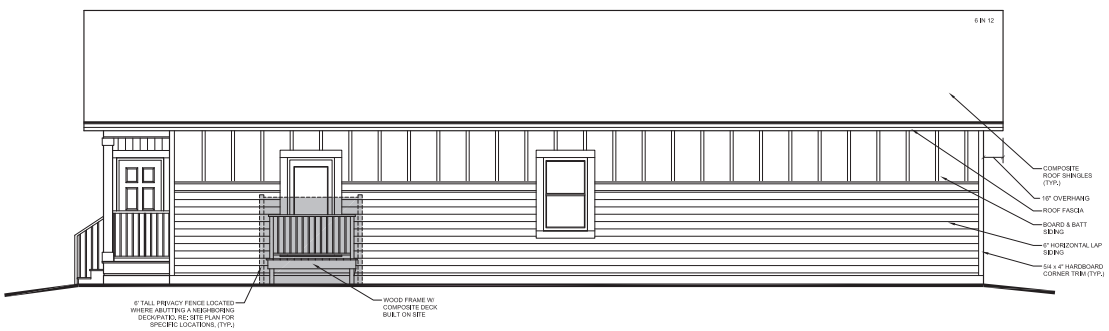
A2.11

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 2'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT - 2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 2

NOT FOR CONSTRUCTION

russell+mills

REV.	COMMENT	DATE

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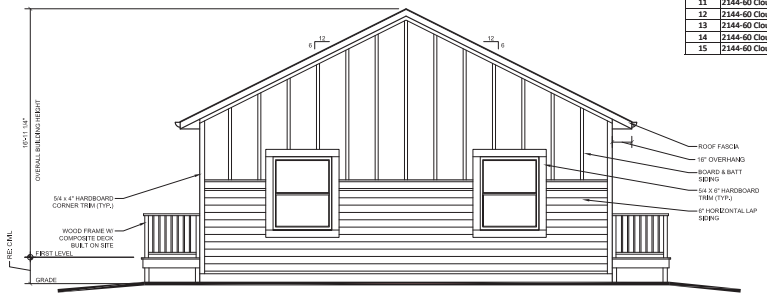
EXTERIOR ELEVATIONS

Sheet

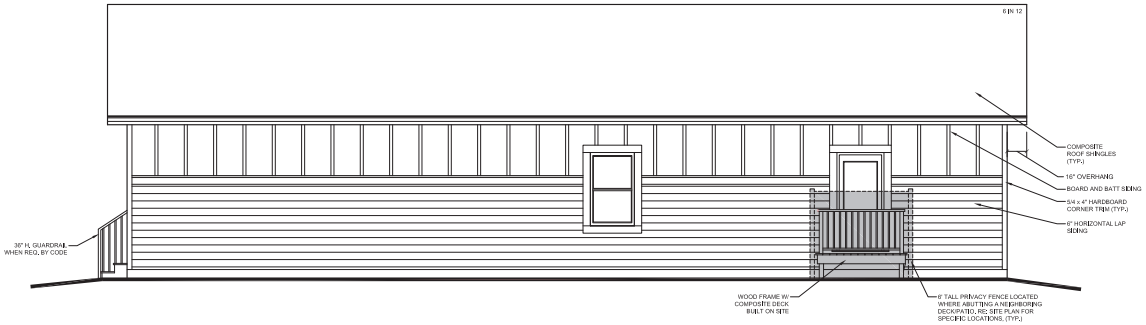
A2.20

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 2'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 2

NOT FOR CONSTRUCTION

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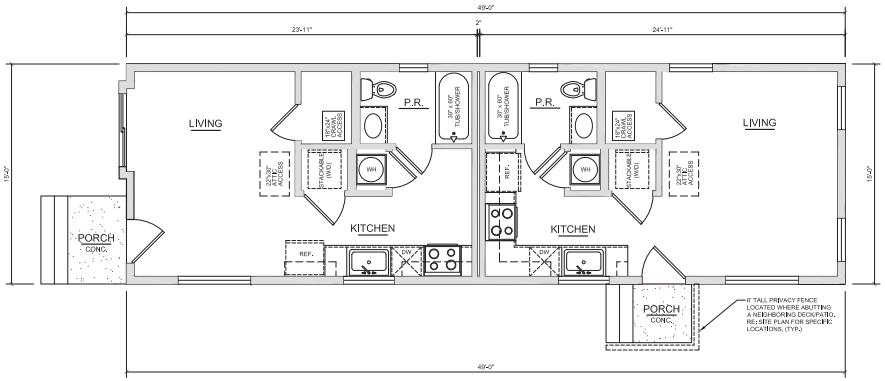
Sheet

A2.21



1 FLOOR PLAN - PLAN 4

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 4

NOT FOR CONSTRUCTION

russell+mills

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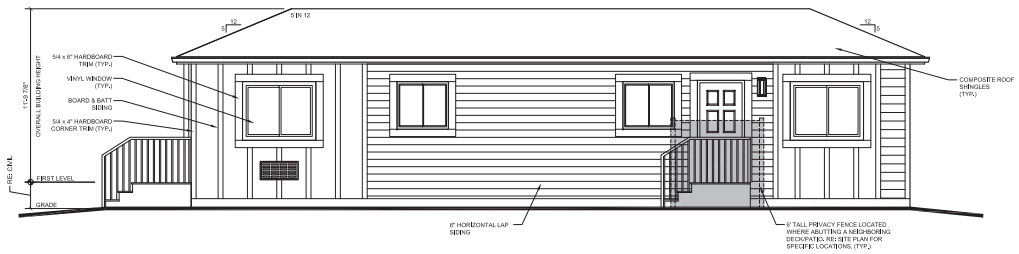
Sheet Name

FLOOR PLAN

Sheet

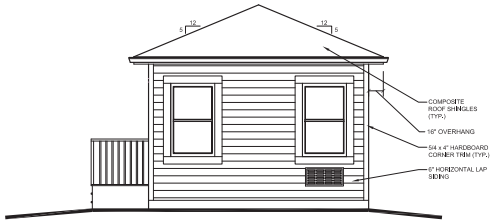
A1.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 1'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT - 1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 4

NOT FOR CONSTRUCTION

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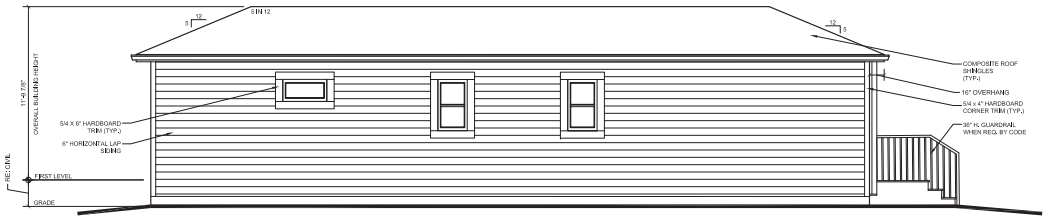
EXTERIOR ELEVATIONS

Sheet

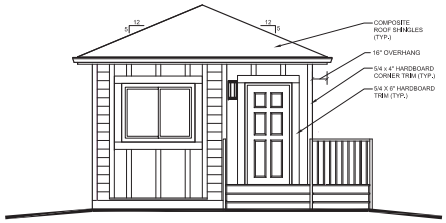
A2.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 1'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 4

NOT FOR CONSTRUCTION

russell+mills

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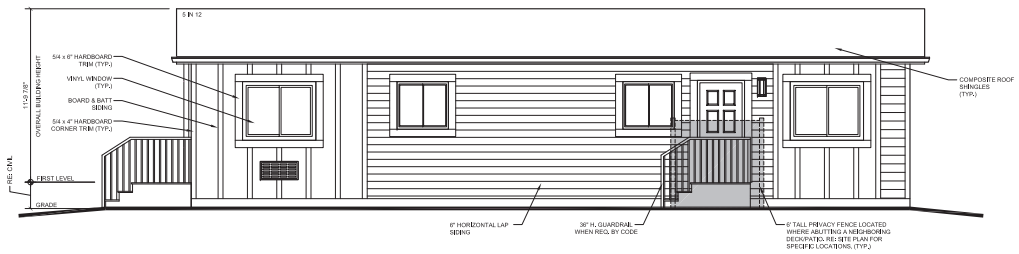
EXTERIOR ELEVATIONS

Sheet

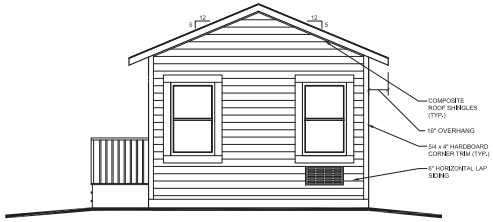
A2.11

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 2'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT - 2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 4

NOT FOR CONSTRUCTION

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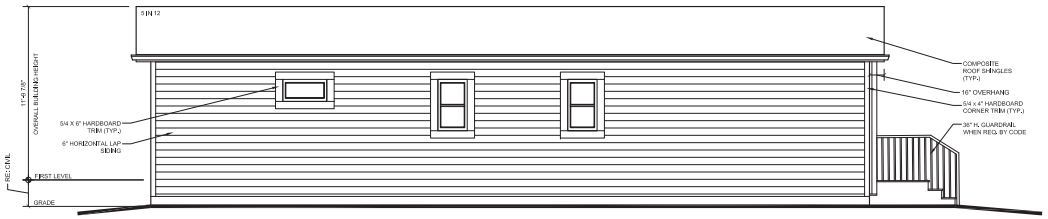
EXTERIOR ELEVATIONS

Sheet

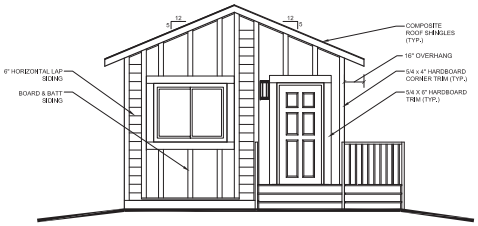
A2.20

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 2'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 4

NOT FOR CONSTRUCTION

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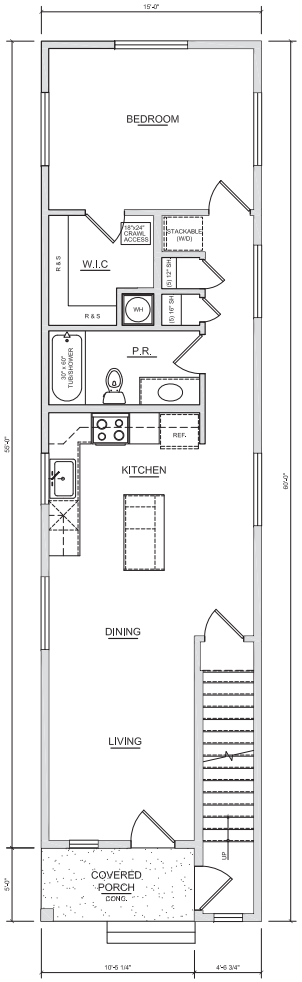
EXTERIOR ELEVATIONS

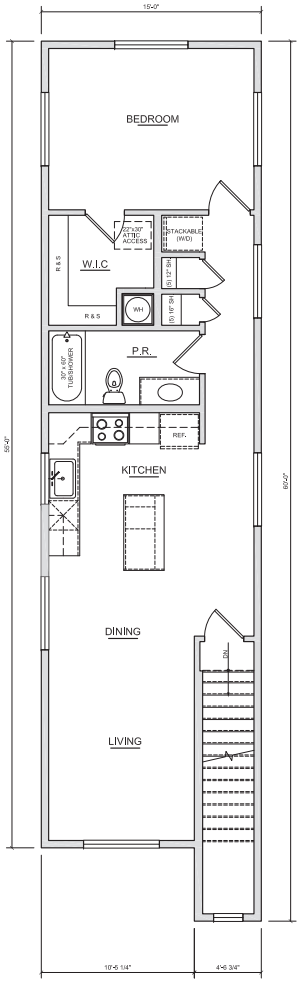
Sheet

A2.21



1 MAIN LEVEL FLOOR PLAN - PLAN 5

SCALE: 1/4" = 1'-0"



2 UPPER LEVEL FLOOR PLAN - PLAN 5

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 5

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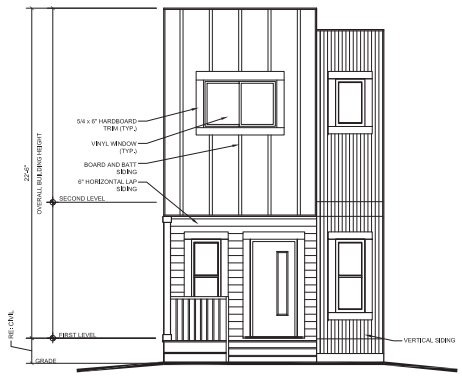
FLOOR PLANS

Sheet

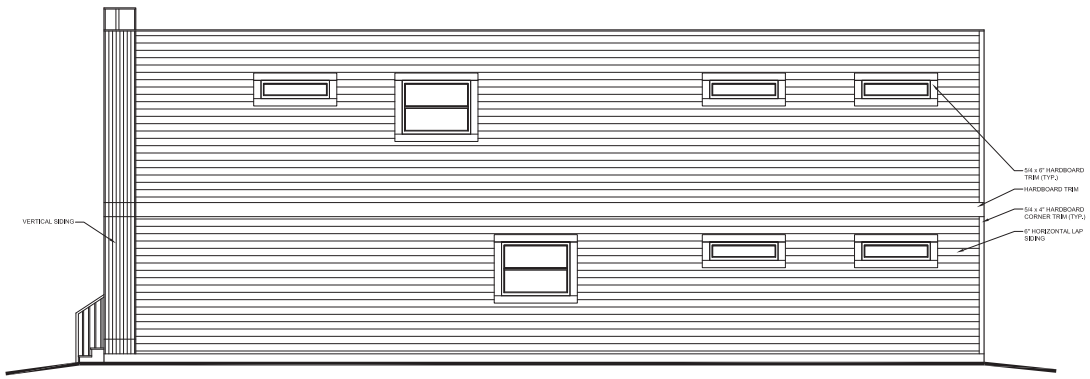
A1.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 1'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT - 1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 5

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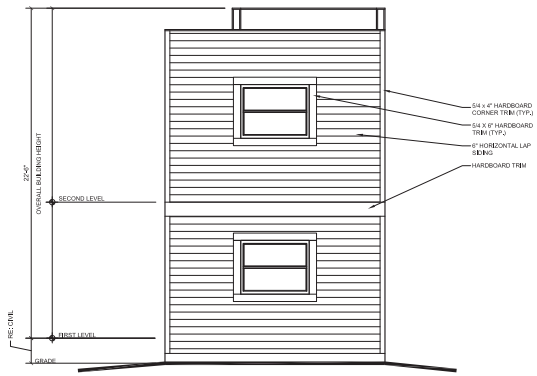
Sheet

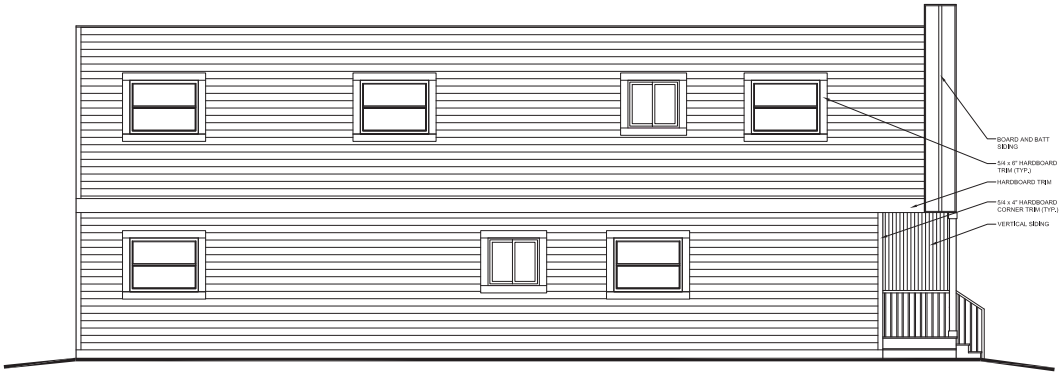
A2.10

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 1'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 1'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 5

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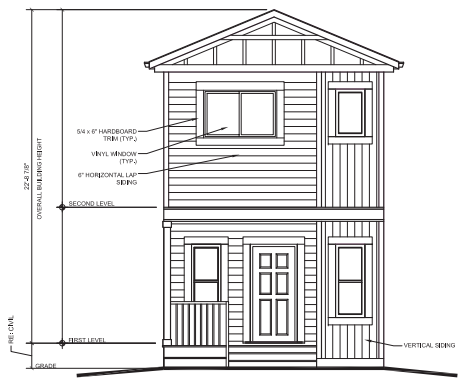
Sheet

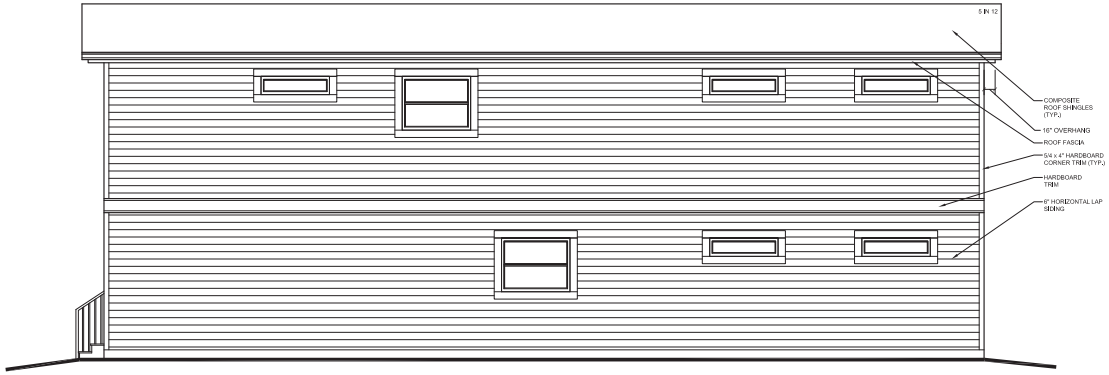
A2.11

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 FRONT ELEVATION - 'F - 2'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'RT - 2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 5

NOT FOR CONSTRUCTION

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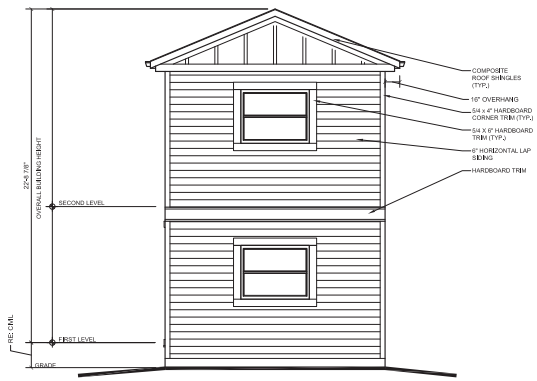
Sheet Name

EXTERIOR ELEVATIONS

Sheet

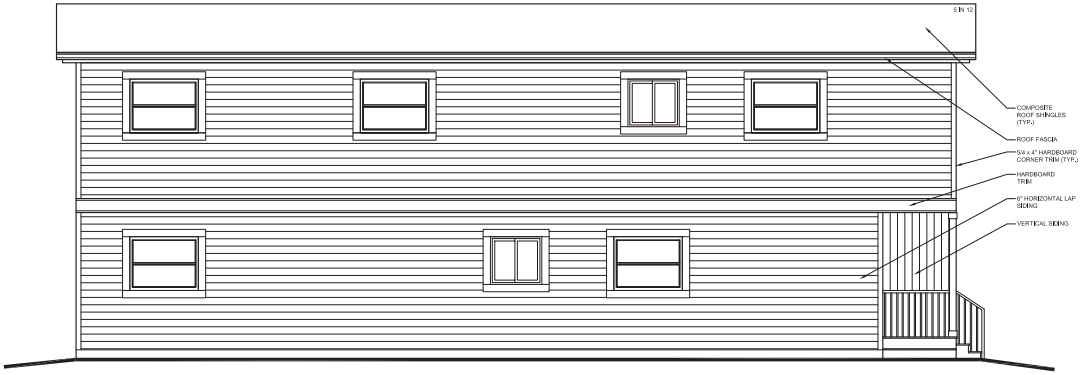
A2.20

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2171-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2171-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound



1 REAR ELEVATION - 'R - 2'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'L - 2'

SCALE: 1/4" = 1'-0"

Ridgewood Hills Fifth Filing

PLAN - 5

NOT FOR CONSTRUCTION

russell+mills

REV.	COMMENT	DATE

PDP SUBMITTAL

Date: APRIL 2020

Drawn By: DA, SRT

Checked By: CW

Sheet Name

EXTERIOR ELEVATIONS

Sheet

A2.21

Ridgewood Hills
GOODWIN
KNIGHT
Godden|Sudik
ARCHITECTS

Ridgewood Hills
GOODWIN
Godden|Sudik
ARCHITECTS

Ridgewood Hills
GOODWIN
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ARCHITECTS

GOODWIN
Godden|Sudik
ARCHITECTS
Ridgewood Hills

Request for Modification – Section 3.2.2 (K)(b) – Parking along interior streets– Apartment Building Area
Ridgewood Hills Fifth Filing
6/3/2020

This narrative requests that the decision maker approve a modification of the parking along interior streets for the multi-family portion of the project.

Please see the text of Section 3.2.2 (K) (b) below:

3.2.2(K)(b) Parking along interior street

Multi-family, Attached or Two-Family Projects Developed with Internal Streets: Parking on an internal street fronting on a lot or tract containing multi-family, attached or two-family dwellings (except for mixed-use dwellings and single-family detached dwellings) may be counted to meet the parking requirements for the development.

Explanation of need for modification:

The design team has gone to extreme measures to maintain existing environmental features within the north east portion of the site. In addition, parking within a multi-family development is critical and the project is at a minimum parking count, which includes on-street parking directly adjacent to this area. In addition, the design team has made substantial efforts to maintain the existing natural feature that is in integral to the sites look and feel and we feel that any impact to this would be a detriment to the project and the public good. The design team is requesting that the street frontage (along both sides of the road) adjacent to the apartment area along Strausburg Drive be counted towards the parking requirements for the apartment area.

Justification for modification

Allowing for the on-street parking along Strausburg Drive is feasible due to the fact that we are proposing the larger 57' ROW local connector street sections along this road that will accommodate the (parallel) parking along both sides, bike lanes and two lanes of travel. For this reason we would like to count the parking in this area towards our parking counts for the multi-family/apartment area. Another item to note is the inevitable use of these parking spaces for the apartment residents. They will be using these for either resident of visitor parking in this area.

The modification requested is based on a modification of standard that (3) - 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 modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant

LUC Sec. 2.8.2(H)(4) – <u>By reason of exceptional physical conditions or extraordinary and exceptional situations.</u>

Request for Modification – Section 3.2.2 (K)(b) – Parking along interior streets– Apartment Building Area
Ridgewood Hills Fifth Filing
6/3/2020

Would suggest not paraphrasing criterion (4) and cite the entire sentence as written in the code.

Utilizing the parking along the adjacent street is by reason of exceptional physical condition, extraordinary and exceptional situation when considered from the perspective of the entire development plan. The proposed plan provides a need for affordable housing within the City. The development plan was designed to provide a buffer and transition from the existing neighborhoods to the west and thus the reason for the location of the multi-family apartment buildings along College. The location of these buildings was something that was commented on from the neighborhood meeting and discussed internally between the client and design team. For that reason, and in an effort to minimize the impacts to the existing natural features and provide an affordable housing alternative for the City we would like to utilize the parking along Strausburg Drive.

For all the reasons cited above, the Applicant requests a modification of the standard in LUC Section ***3.2.2(K)(b)*** to allow use of the on-street parking along Strausburg Drive for the multi-family apartment.

Request for Modification – Section 3.8.30 (F)(2) – Variation among Buildings
Ridgewood Hills Fifth Filing
6/3/2020

This narrative requests that the decision maker approve a modification to the requirement regarding the variation among building footprint requirement outlined in the code.

Please see the text of Section 3.8.30(F)(2) below:

3.8.30(F)(2) Building Variation

Variation Among Buildings . For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street, street-like private drive or major walkway spine. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features.

Explanation of need for modification:

The design team believes that while the footprints of the 42 and 48 plex apartment buildings are not significantly different – other design features and architectural elements create a significant difference between these two building types. The A-42 and the A-48, although both are approximately the same overall length, are two unique and different buildings with different footprints; they are different in size and shape.

Based on the design of these unit plans and the efficiencies achieved by using the same units amongst all building types, the overall dimensions of the building are driven by the unit sizes and how they are stacked within each building. Unique elevation elements are achieved with overframed elements, balconies, roof/parapet design, materials and colors.

In addition, building entries, architectural elements, bumpouts, balconies and patios are in different locations, etc. Furthermore, the addition of side entries into these buildings have been treated differently between the A-42 and A-48 buildings. The awnings, the side elevation roofs, and the materials and colors have all been designed differently to distinguish these building types as independent of one another.

3d renderings have been attached to this document that illustrates the differences in the building designs. These show the various design features mentioned above.

Request for Modification – Section 3.8.30 (F)(2) – Variation among Buildings
Ridgewood Hills Fifth Filing
6/3/2020

Figure 1 - 42 & 48 building types shown in 3d rendering

Figure 2 - 42 & 48 building types shown in 3d rendering

Justification for modification

Request for Modification – Section 3.8.30 (F)(2) – Variation among Buildings
Ridgewood Hills Fifth Filing
6/3/2020

The modification requested is based on a modification of standard LUC Sec 2.8.2(H)(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

> As mentioned above the differences of the buildings will promote the general purpose of the code equal to or better by providing unique design elements for the buildings adjacent to one another. For the reasons above along with the 3d renderings, the building designs demonstrate that the design is equal to or better than the intent of the code requirement.

For all the reasons cited above, the Applicant requests a modification of the standard in LUC Section ***3.8.30(F)(2).***

SEE WHAT COULD BE

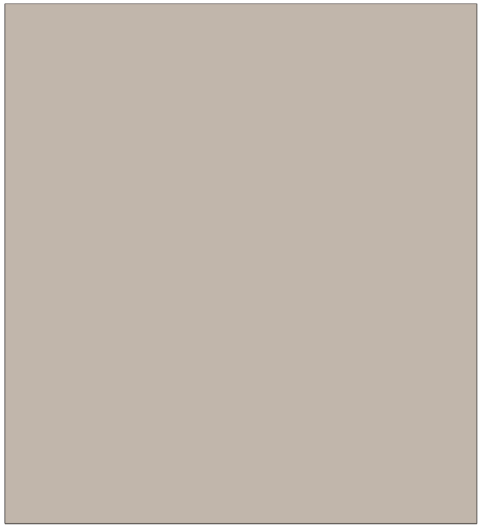
COMPOSITE WOOD: TREX - COASTAL BLUFF

ACCENT 01: CMG METALS: ROYAL BLUE

TRIM 01: BM(2134-10): NIGHT HORIZON

ACCENT 02: BM(2127-70): CASCADE WHITE

STONE: CORONADO: PROLEDGE - OAKBROOK



BODY 01: BM(AC-38): NORTH HAMPTON BEIGE

BODY 02: BM(2126-40): SWEATSHIRT GRAY

BODY 03: BM(CSP-90): COACHMAN'S CAPE

RIDGEWOOD HILLS

APARTMENT COLOR SCHEME 1

-

JUNE 03, 2020

Godden|Sudik
ARCHITECTS

303.455.4437

5975 S. QUEBEC ST., STE. 250
CENTENNIAL, CO 80111

SEE WHAT COULD BE

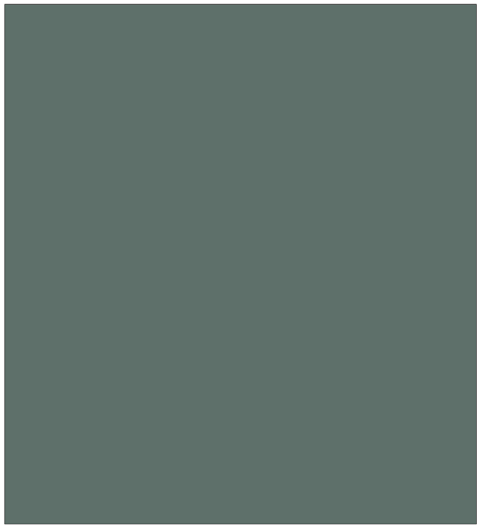
WOOD: TREX: SPICED RUM

TRIM 01: BM(2134-10): NIGHT HORIZON

BODY 01: BM(AC-38): NORTH HAMPTON BEIGE

BODY 02: BM(AF-560): FLINT

STONE: CORONADO: PROLEDGE - HURON



ACCENT 01: CMG METALS: VINTAGE

ACCENT 02: BM(2127-70): CASCADE WHITE

BODY 03: BM(CSP-90): COACHMAN'S CAPE

RIDGEWOOD HILLS

APARTMENT COLOR SCHEME 2

--

JUNE 03, 2020

Godden|Sudik ARCHITECTS

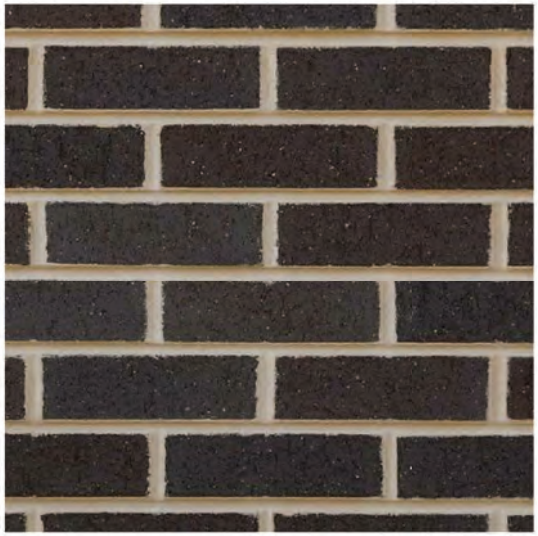
303.455.4437

5975 S. QUEBEC ST., STE. 250
CENTENNIAL, CO 80111

BODY 01: BM(2110-70): VINTAGE TAUPE

BODY 02: BM(HC-169): COVENTRY GRAY

ACCENT 01: CMG METALS: VINTAGE



STONE: GENERAL SHALE: SHADOW CANYON

BODY 03: BM(AF-560): FLINT

TRIM 01: BM(2110-70): VINTAGE TAUPE

TRIM 02: BM(2131-10): BLACK SATIN

RIDGEWOOD HILLS

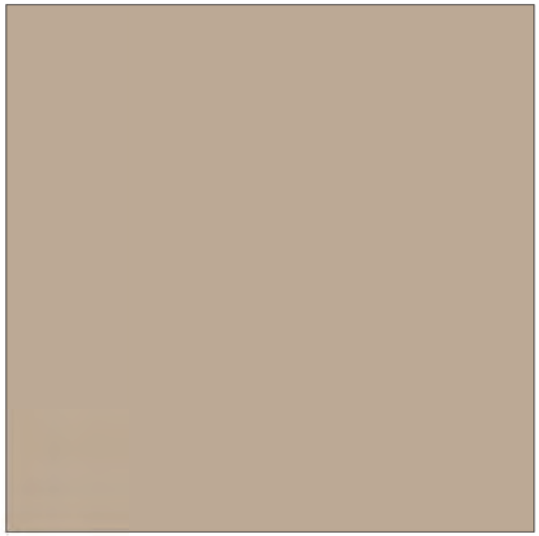
COLOR SCHEME A

Godden|Sudik ARCHITECTS

303.455.4437

5975 S. QUEBEC ST., STE. 250
CENTENNIAL, CO 80111

BODY 01: BM(2062-10): POLO BLUE



BODY 02: BM(AF-140): PENSIVE

STONE: ELDORADO: CHAPEL HILL

ACCENT 01: WOODTONE: ASPEN RIDGE

TRIM 02: BM(CW-170): TARPLEY BROWN

RIDGEWOOD HILLS

COLOR SCHEME B

Godden|Sudik ARCHITECTS

303.455.4437

5975 S. QUEBEC ST., STE. 250
CENTENNIAL, CO 80111

Natural Areas Department
PO Box 580
1745 Hoffman Mill Road
Fort Collins, CO 80522

970.416.2815
970.416.2211 - fax
fcgov.com/naturalareas

June 11, 2020

John Beggs
Russell + Mills
506 S. College Ave.
Unit A
Fort Collins, CO 80524

RE: Letter of Intent – Ridgewood Hills Fifth Filing, PDP190018

The City of Fort Collins Parks Department (Parks) and Natural Areas Department (NAD) acknowledge that Ridgewood Hills (development) will require modifications to the Robert Benson Lateral Ditch (ditch), which is owned and operated by Parks and NAD along with another private citizen. This project requires an agreement with the City that will cover; 1. Ditch Crossing; 2. Ditch Modification; 3. Ditch Maintenance; 4. Stormwater Discharge.

The agreement will be facilitated by NAD through its Easement Policy and would include conveying City property rights. This will require seeking a recommendation to City Council from the Land Conservation and Stewardship Board and subsequent City Council approval by Ordinance, in the Board and Council's sole discretion. NAD and Parks staff will work with the development through the process. Staff also intends to coordinate with the other owner of the ditch to ensure their interests are addressed.

The intent of Parks and NAD staff to work with the development on the agreement in no way guarantees recommendations from the Board, nor does it obligate City Council to approve the conveyance of rights in City property. Furthermore, staff cannot guarantee participation by the other owner. With that said, staff is committed to working with the development through this process.

Sincerely,

Dave Myers
Land Conservation Manager

DITCH COMPANY:
The North Loudon Ditch And Reservoir Company

By _____
[Name] Jack Fetig
[Title] President

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 29 day of January _____, 2020, by Jack Fetig as President of the Ditch Company.

My Commission expires: 10/21/2023
Witness my hand and official seal.

_____
Notary Public

Elizabeth Meyer
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114068212
MY COMMISSION EXPIRES October 21, 2023

AGREEMENT TO NEGOTIATE

THIS AGREEMENT TO NEGOTIATE ("Agreement") is entered into effective as of January ___, 2020 ("Effective Date"), by and between The North Loudon Ditch And Reservoir Company a Colorado mutual irrigation company, ("Ditch Company"), and Goodwin Knight, LLC, a Colorado limited liability company ("Applicant").

BACKGROUND:

A. The Ditch Company owns and operates an irrigation water delivery system to its stockholders.

B. Applicant desires the Ditch Company to consider a proposal from the Applicant to relocate and pipe the existing ditch for the purposes of developing the Property.

C. Applicant desires to negotiate with Ditch Company for relocating and piping the existing ditch on the Property of the Applicant ("Property").

D. The Ditch Company wishes to negotiate with Applicant about the development of the Property.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND IN CONSIDERATION OF THE BACKGROUND, DITCH COMPANY AND APPLICANT HEREBY AGREE AS FOLLOWS:

AGREEMENT

1. TERM OF AGREEMENT. The term of this Agreement ("Negotiation Period") shall commence on the Effective Date and terminate on the earlier of (1) the parties' approval and execution of an acceptable Agreement, or (2) three months after the Effective Date of this Agreement, or (3) termination of this Agreement in accordance with Section 6 hereof. Notwithstanding the foregoing, the Ditch Company, in the Ditch Company's sole discretion, may extend the Negotiation Period for up to an additional thirty days.

2. DEFINITION OF THE PROPOSED DEVELOPMENT OF LAND AND PROPERTY. Ditch Company and Applicant contemplate that the proposed Agreement would address those portions of the land on which the ditch system of the Ditch Company to be developed]by Applicant for the purposes of residential construction. Ditch Company and Applicant anticipate that the Development of Land will encompass the Property more specifically described and depicted in the legal description and map attached hereto as Exhibit "A" and incorporated herein by reference.

3. REIMBURSEMENT OF COSTS. Applicant shall reimburse Ditch Company for Ditch Company's actual and reasonable out-of-pocket expenses, including all costs of Ditch Company's board of directors, engineering consultants and attorneys' fees incurred in connection with the negotiation and preparation of this Agreement and the proposed Development (collectively, "Ditch Company Expenses"). Applicant shall be obligated to pay Ditch Company Expenses pursuant to this Section 3, regardless of whether the parties enter into the proposed Agreement as contemplated by this Agreement. The parties estimate that the Ditch Company Expenses will not exceed $10,000.00 ("Expenses Cap"). The parties acknowledge and agree that Ditch Company has incurred

an estimated $1000.00 in Ditch Company Expenses prior to the Effective Date. Therefore, concurrently with its execution of this Agreement, Applicant shall submit to Ditch Company $1,000.00 ("Initial Reimbursement") in the form of a negotiable instrument or other immediately available funds to be used by Ditch Company to pay Ditch Company Expenses incurred prior to the Effective Date. Ditch Company shall use any unexpended or uncommitted portion of the Initial Reimbursement, if any, to satisfy additional Ditch Company Expenses incurred by Ditch Company during the term of this Agreement. Applicant shall remain obligated to reimburse Ditch Company for Ditch Company Expenses incurred which are not satisfied by the Initial Reimbursement funds. Following the Effective Date, Ditch Company shall transmit to Applicant, not more frequently than monthly, a copy of each invoice, bill or other evidence that Ditch Company has incurred Ditch Company Expenses. Applicant shall pay the Ditch Company Expenses to Ditch Company in full within ten days after receipt of each invoice, bill or other evidence of such Ditch Company Expenses. If Applicant does not pay the Ditch Company Expenses to Ditch Company within such ten-day period, then Ditch Company may send a second notice and demand for payment. Applicant's failure to pay such Ditch Company Expenses, in full, within five days following such second notice shall be deemed a default by Applicant hereunder and Ditch Company may immediately terminate the Agreement without further notice or opportunity to cure. Ditch Company agrees that Applicant's obligation to reimburse Ditch Company shall not exceed the Expenses Cap without Applicant's written approval. In the event Ditch Company determines that, in order to carry out its obligations under this Agreement, the Ditch Company Expenses will exceed the Expenses Cap, Ditch Company shall request Applicant's written approval of such increase. If Applicant fails to provide such written approval within ten business days following Ditch Company's request, this Agreement may be terminated by Ditch Company in Ditch Company's sole discretion. If Ditch Company terminates this Agreement as provided in this paragraph, neither party shall have any further rights against or liability to the other under this Agreement, except that Applicant shall reimburse Ditch Company for Ditch Company Expenses incurred within the Expenses Cap prior to the effective date of termination and Applicant shall remain obligated to indemnify Ditch Company as provided in Section 9 hereof.

4. NEGOTIATIONS FOR THE AGREEMENT. During the Negotiation Period, Ditch Company and Applicant agree to negotiate with each other the terms and conditions of the proposed Agreement.

5. AGREEMENT TERMS. Ditch Company and Applicant contemplate that the proposed Agreement may include, among other terms, the following:

a. Easement/ownership area for ditch and/or reservoir.
b. Capital payment.
c. Additional Payment.
d. Maximum time for construction.
e. No work period.
f. Release of liability, insurance and indemnity.
g. Surface protection provisions and damage payments.
h. Drainage into and out of the ditch.
i. Crossings of the ditch / relocation of the ditch.

6. TERMINATION. In addition to Ditch Company's right to terminate this Agreement pursuant to Section 3, either Ditch Company or Applicant, may, upon the failure of the other to

diligently and in good faith meet its obligations herein, terminate this Agreement on thirty days written notice to the non-terminating party which states the terminating party's reason for its intention to terminate. If, during such thirty-day period, the non-terminating party has failed to cure such failure in its performance, this Agreement shall terminate. Except as otherwise provided herein following such termination, neither party shall have any further rights or liability under this Agreement.

7. LIMITATIONS.

a. By its execution of this Agreement, Ditch Company is not committing itself to or agreeing to commit itself to enter into the proposed Agreement or any similar document or to take any other actions requiring the subsequent independent exercise of discretion by the Ditch Company. This Agreement does not constitute a disposition or other transfer of the Property or any interest in the Property by the Ditch Company. Execution of this Agreement by Ditch Company is merely an agreement to enter into a period of negotiations according to the terms and conditions hereof, reserving final discretion and approval by the Ditch Company as to any agreement and all proceedings and decisions in connection therewith.

b. By its execution of this Agreement, Applicant does not commit itself to enter into the Agreement or any other agreement.

8. NO RIGHT OF ACCESS. Applicant shall not have access to the Ditch or Ditch Company facilities under the terms of this Agreement.

9. INDEMNIFICATION. Applicant shall indemnify, defend, and hold the Ditch Company, and Ditch Company's employees, officers, agents, representatives, trustees, volunteers and officials harmless from and against any claim for damages to person or Property whatsoever arising out of any activity of Applicant, its employees, officers, agents, representatives, contractors, subcontractors or consultants, on or about the Property or in any way arising out of this Agreement, with the exception of the sole negligence or willful misconduct of Ditch Company.

10. NOTICES. All notices or communications required hereunder between Ditch Company and Applicant shall be in writing, and may be given either personally, by a recognized national overnight courier or by certified United States mail, return receipt requested. If given by United States mail, the notice shall be deemed to have been given on the date of receipt or rejection as shown on the receipt, or if no return receipt is requested, three business days after deposit of the mail postage prepaid. If personally delivered, notice shall be deemed to have been given on the date of delivery to the party to whom it was addressed. If by national overnight courier, notice shall be deemed to have been given one day after delivery to the courier service. Any party hereto, by giving ten business days' written notice to the other, may designate any other address in substitution of the address to which the notice or communication shall be given. Notices or communications shall be given to the parties at the addresses set forth below, unless and until specified otherwise in writing:

If to Ditch Company:
The North Loudon Ditch And Reservoir Company
% Jack Fetig, President
7029 South College Avenue
Fort Collins, CO 80525

With Copies to:

Ditch Company Attorney
Starr & Westbrook, P.C.
210 East 29th Street
Loveland, CO 80538
Tel: 970-667-1029

If to Applicant:
Goodwin Knight, LLC
8605 Explorer Dr, Ste 250
Colorado Springs, CO 80920
Tel: 719-582-5190
Fax: _____
Email:mjohnson@goodwinknight.com

11. MISCELLANEOUS.

a. This Agreement may not be assigned by Applicant to another party, and any purported voluntary or involuntary assignment of Applicant's exclusive negotiation rights granted herein shall be null and void.

b. This Agreement is entered only for the benefit of the parties executing this Agreement and not for the benefit of any other individual, entity or person.

c. This Agreement may be amended only in writing by the mutual agreement of the original parties.

d. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provision of this Agreement shall continue in full force and effect.

e. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado without reference to choice of laws rules.

f. This Agreement constitutes the entire understanding and agreement of the parties and supersedes all prior understandings, negotiations or agreements, between the parties with respect to the subject matter hereof.

g. This Agreement has been reviewed by legal counsel for all parties, and no presumption or rule that ambiguities shall be construed against the party shall apply to the interpretation or enforcement of this Agreement.

h. Captions at the beginning of each paragraph of this Agreement are for reference only and shall in no way define or interpret any provision hereof.

i. Time is of the essence in this Agreement.

j. If legal action is necessary to enforce any terms or conditions of this Agreement, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' fees and costs.

k. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement. Applicant and each person executing this Agreement on behalf of Applicant does hereby covenant and warrant that (1) Applicant is duly incorporated and validly existing under the laws of Colorado, (2) Applicant has and is duly qualified to do business in Colorado, (3) Applicant has full corporate power and authority to enter into this Agreement and to perform all of Applicant's obligations hereunder, and (4) each person (and all of the persons if more than one signs) signing this Agreement on behalf of Applicant is duly and validly authorized to do so.

13. LIST OF EXHIBITS.

Exhibit A

Legal Description

Map of the Property

IN WITNESS WHEREOF, Ditch Company and Applicant have entered into this Agreement as of the Effective Date.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

DITCH COMPANY:
The North Loudon Ditch And Reservoir Company

By _____
[Name] Jack Fetig
[Title] President

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 29 day of January _____, 2020, by Jack Fetig as President of the Ditch Company.

My Commission expires: 10/21/2023
Witness my hand and official seal.

_____
Notary Public

Elizabeth Meyer
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114068212
MY COMMISSION EXPIRES October 21, 2023

APPLICANT:
GOODWIN KNIGHT, LLC

_____

STATE OF Colorado)
) ss.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 5 day of February, 2020, by Bry Kniep as Vice President of Goodwin Knight, a officer as authorized official of Applicant.

My Commission expires: 9-27-2020
Witness my hand and official seal.

_____
Notary Public

JANNA KELLEY
Notary Public
State of Colorado
Notary ID # 20164037111
My Commission Expires 09-27-2020

EXHIBIT A
TO
AGREEMENT TO NEGOTIATE

LEGAL DESCRIPTION OF PROPERTY
MAP OF PROPERTY

Kai Kleer

From: Laura Goeltl <lgoeltl@msn.com>
Sent: Tuesday, October 08, 2019 4:10 PM
To: Kai Kleer
Subject: Neighborhood proposal #601 concerns

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

I live in Ridgewood Hills & am very concerned about the traffic impact from the new income multi-family housing. There will be MANY more residents - projections I've seen are 1000-1200 people total. We already have significant traffic flow issues on College & Trilby & there can be long waits at times even to get onto Trilby from Avondale. I am worried this may only compound the problem & also created much more traffic down Avondale & by the elementary school there.

I personally think that if this goes through, we will need stop lights at both Triangle & College & Avondale & Trilby and Trilby REALLY NEEDS WIDENED ASAP anyway. I had heard it was in the plans, but it sounded like it was a long way into the future still.

Another good way to help traffic flow I think would be to extend Carpenter west across College all the way through to Shields.

I also don't know how feasible it would be to connect the bike trail next Shields & Trilby up to our neighborhood, but that also might help as people could ride bikes to the max & get around better that way.

Thank you for your consideration in my input & doing what we can to keep our neighborhood the nice neighborhood it is & not getting it all back up with traffic congestion leading to polution, unsafe conditions for kids riding bike or walking to school, etc.

Laura L. Goeltl
608 Sedgwick Drive
Fort Collins, CO 80525
(970) 218-2955

Kai Kleer

From: Jason Martin
Sent: Tuesday, October 15, 2019 8:13 AM
To: dea
Cc: Kai Kleer; Robert Mosbey; Dave Betley
Subject: RE: Development #601 -Triangle Road Development

Hello Dave,

You are correct, the grading that is current happening on site is not related to the development proposal in blue shown below. It is my understanding that the area in blue is under a Preliminary Design Review with the City. Kai with the Planning department should be able to speak to this some more since my group specifically handles on site construction.

Please feel free to let me know if there are any other specific construction related questions with Ridgewood Hills 4th Filing.

Thank you,

Jason Martin
Senior Construction Inspector
City of Fort Collins Engineering Department
jmartin@fcgov.com
970.416.2779 (Right-of-Way Inspection)

From: dea <dea@frii.com>
Sent: Monday, October 14, 2019 4:15 PM
To: Jason Martin <jmartin@fcgov.com>
Cc: Kai Kleer <kkleer@fcgov.com>; Robert Mosbey <rmosbey@fcgov.com>; Dave Betley <dbetley@fcgov.com>
Subject: RE: Development #601 -Triangle Road Development

So the grading has nothing to do with the potential new development in the blue area? Also, there has not been an application for the new development #601?

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Jason Martin <jmartin@fcgov.com>
Date: 10/14/19 10:06 AM (GMT-07:00)
To: dea@frii.com
Cc: Kai Kleer <kkleer@fcgov.com>, Robert Mosbey <rmosbey@fcgov.com>, Dave Betley <dbetley@fcgov.com>
Subject: RE: Development #601 -Triangle Road Development

Good Morning Dave,

I hope you had a great weekend. I wanted to follow up with your two inquires about the earthwork being performed for Ridgewood Hills Fourth Filing.

- Earthwork Operations – The Engineering Department has sent out an inspector to check if earthwork operations are outside of the Ridgewood Hills 4th filing. After inspecting the property pins placed on site, it is our understanding that all work is being conducted within their property and not in the property highlighted blue below. We did notice that there is not a stockpile permit on file, but we will be working with the developer to get that in place.

- Work Hours – Our inspector has talked to the contractor performing the earthwork and told them they can only work between the hours of 7:00AM – 8:00PM.
    - Reference: Municipal Code Chapter 20, Article 2 – Noise, Section 20-25 Exceptions, #6. https://library.municode.com/co/fort_collins/codes/municipal_code?nodeId=CH20NU_ARTIINO_S20-25EX

Please let us know if you have any other concerns or questions.

Thank you,

Jason Martin

Senior Construction Inspector

City of Fort Collins Engineering Department

jmartin@fcgov.com

970.416.2779 (Right-of-Way Inspection)

From: dea <dea@frii.com>
Sent: Wednesday, October 09, 2019 4:45 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: RE: Development #601

David Austin 5673301. But, you don't want to contact me because even though we live in Ridgewood Hills , I'm not directly affected except for the future traffic through our neighborhood. You need to talk to the dozens of homes that back up to this project. There are complaints everyday on our Nextdoor Neighborhood about the early morning excavating going on. There was a neighborhood meeting last night with the developer and people are up in arms. If you're telling me the developer hasn't submitted plans yet, but they obviously have started the groundwork, then your department has dropped the ball big time, and you have some real explaining to do to these neighbors.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------

From: Kai Kleer <kkleer@fcgov.com>

Date: 10/9/19 12:39 PM (GMT-07:00)

To: dea <dea@frii.com>

Subject: RE: Development #601

I will touch base with our engineering and building department about this. What is your name and a good phone number to contact you at?

Best,

Kai

From: dea <dea@frii.com>
Sent: Wednesday, October 09, 2019 12:20 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: RE: Development #601

It's going on where the development is. Can't be anything else.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------

From: Kai Kleer <kkleer@fcgov.com>

Date: 10/9/19 11:47 AM (GMT-07:00)

To: dea <dea@frii.com>

Subject: RE: Development #601

Any site grading or excavation taking place should only be related to Ridgewood Hills – Fourth Filing (http://citydocs.fcgov.com/?cmd=convert&vid=51&docid=2888945&dt=SP-SITE%2FLANDSCAPE+PLAN). There should not be any construction activity on the property contained within the Triangle Drive Development.

Best,

Kai

From: dea <dea@frii.com>
Sent: Wednesday, October 09, 2019 11:36 AM
To: Kai Kleer <kkleer@fcgov.com>
Subject: RE: Development #601

What do you mean if/when a plan is submitted? They have been grading/ excavating the land for over a week now.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------

From: Kai Kleer <kkleer@fcgov.com>

Date: 10/9/19 11:18 AM (GMT-07:00)

To: dea <dea@frii.com>

Subject: RE: Development #601

Thanks for your input. Your comment will be included in the record as part of this project. To keep up to date on this project if/when a plan is submitted, please consider signing up for our Development Review Newsletter by visiting www.fcgov.com/developmentreview.

Have a great week.

Kai Kleer

From: dea <dea@frii.com>
Sent: Wednesday, October 09, 2019 11:07 AM

To: Kai Kleer <kkleer@fcgov.com>
Cc: Current_Planning <Planning@fcgov.com>
Subject: Development #601

Kai, regarding this development, I assume the developer will be responsible for the placement of traffic lights at Avondale Road and Trilby Road as well as Triangle Drive and Highway 287. I also assume that they will be responsible for the extension of Avondale Drive down to connect with Highway 392 at Highway 287. Without these improvements there will be utter chaos. The fact that you are dumping up to 900 cars a day into a neighborhood is absolutely absurd. Your dept should be titled No-Planning & Development Review.

Sent from my Verizon, Samsung Galaxy smartphone

Kai Kleer

From: dea <dea@frii.com>
Sent: Wednesday, October 09, 2019 4:45 PM
To: Kai Kleer
Subject: RE: Development #601

Follow Up Flag: Follow up
Flag Status: Completed

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Kai Kleer

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Sent from my Verizon, Samsung Galaxy smartphone

Kai Kleer

From: MA Heyman <maheyman72@msn.com>
Sent: Thursday, November 14, 2019 10:37 AM
To: Kai Kleer
Subject: Re: Triangle Drive Development Neighborhood Meeting Summary

Thank you for the follow up,Kai.
The guidelines seem so generic but those are what we have.
Who makes sure the guidelines are followed?
I appreciate your time. I promise that's my last question. Haha!

Sent from my iPhone
MaryAnne Heyman

On Nov 13, 2019, at 8:13 PM, Kai Kleer <kkleer@fcgov.com> wrote:

MaryAnne,
I was able to touch base with Poudre Fire Authority and found that they will be administering the following codes:
INTERNATIONAL FIRE CODE:
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

- IFC D107.1: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads except where all dwelling units are equipped throughout with an approved automatic fire sprinkler system, or where otherwise determined by the fire code official.

S-F RESIDENTIAL DEVELOPMENTS - REMOTENESS

- IFC D107.2-: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

FORT COLLINS MUNICIPAL CODE:
https://library.municode.com/co/fort_collins/codes/municipal_code?nodeId=CH9FIPRPR

- **D103.5.3 Fourth Point of Access Required.** A fourth point of access will be required when access road exceeds a distance of 2640 feet (1/2 mile) (804 m) in length.
    - **Exception:** Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from only three directions shall be required.
- **D103.5.4 Access location.** Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

LARIMER COUNTY URBAN AREA STREET STANDARDS:
LCUASS 7.6.1 does indirectly speak to connectivity by way of limiting dead ends to 660' in length without a second point of access.
Really, what the above is stating is that the current three points of access is sufficient so long as any proposed multi-family building is sprinklered.
Hope this helps and if you have any other questions PFA can be contacted directly at 970-416-2892.

Sincerely,
Kai

From: MA Heyman <maheyman72@msn.com>
Sent: Friday, November 08, 2019 11:25 AM
To: Kai Kleer <kkleer@fcgov.com>
Subject: Re: Triangle Drive Development Neighborhood Meeting Summary
Thank you Kai. Please refer to the fire authority for a written safety assessment report.
Thank you for a speedy reply and your attention to my concerns. Have a great weekend.

Sent from my iPhone
MaryAnne Heyman

On Nov 8, 2019, at 10:32 AM, Kai Kleer <kkleer@fcgov.com> wrote:

Thanks, MaryAnne. I will be sure to add this as part of the record and take it into consideration during the review of the project. I also agree that the design and quality will be something that we look at closely when the applicant submits a formal plan. As for safety, I'll have to defer this to Poudre Fire Authority for their analysis.
Have a great weekend!
Best,
Kai Kleer

From: MA Heyman <maheyman72@msn.com>
Sent: Thursday, November 07, 2019 11:42 AM
To: Kai Kleer <kkleer@fcgov.com>; Sylvia Tatman-Burruss <statman-burruss@fcgov.com>; Martina Wilkinson <mwilkinson@fcgov.com>; Stephanie Blochowiak <sblochowiak@fcgov.com>
Subject: Triangle Drive Development Neighborhood Meeting Summary
I have attached my response as a Ridgewood Hills Subdivision resident.
I commend all of the city staff who fielded questions and concerns.
Thank you for your time. Please respond here.
I am DEEPLY concerned as to the safety of the addition of so many additional autos with so few exits to the community.
Thank you..
MaryAnne Heyman
970-214-0673

Kai Kleer

From: jeffreygassman@validationplusinc.com
Sent: Thursday, March 05, 2020 2:21 PM
To: Kai Kleer
Subject: Re: Triangle Road Development PDR190008

Importance: High

Kai,

I spoke with Mr. Delich, and was very disappointed with the information he shared. Would you like to set up a meeting with the Mayor's office or shall I?

(Mr. Delich informed me that he estimated 157 morning cars and 198 rush hour cars. It doesn't take a genius to estimate that 350 residences will have 700 cars leaving in the morning and 700 cars returning in the evening.) I specifically asked him if he addressed the issue with the developer of adding access routes through Carpenter, College, and/or Shields. He replied that he did not.

I've tried to be patient with you Kai, but this is unacceptable. You have 7 business days to address this issue or I'll be forced to escalate this matter. I cannot allow residents and children in particular to die just to fatten the developer's pockets.

Sincerely,

Jeff Gassman

On 2020-03-05 13:54, Kai Kleer wrote:
> Jeff,
>
> The traffic engineer for this project is Matthew Delich, he can be
> reached at 970-669-2061 or delich@delichassoc.com. I've cc'd him so
> that he knows I'm sending you his way.
>
> Best,
>
> Kai Kleer
>
>
> -----Original Message-----
> From: jeffreygassman@validationplusinc.com
> <jeffreygassman@validationplusinc.com>
> Sent: Thursday, March 05, 2020 1:48 PM
> To: Kai Kleer <kkleer@fcgov.com>
> Subject: Re: Triangle Road Development PDR190008
>
> I'd be willing to meet with the traffic engineer ASAP.
>
> Jeff Gassman
>

> On 2020-03-05 11:27, Kai Kleer wrote:
>> Jeff,
>>
>> Both yours and the neighborhoods concerns are certainly an issue that
>> staff has considered carefully. I'd be happy to try and schedule a
>> meeting with the traffic engineer and design team for this project to
>> see if there is any common ground that can be achieved.
>>
>> Let me know what your thoughts are and I will see if they'd be
>> willing to come to the table.
>>
>> Best,
>>
>> Kai
>>
>> -----Original Message-----
>> From: jeffreygassman@validationplusinc.com
>> <jeffreygassman@validationplusinc.com>
>> Sent: Thursday, March 05, 2020 11:19 AM
>> To: Kai Kleer <kkleer@fcgov.com>
>> Subject: Re: Triangle Road Development PDR190008
>> Importance: High
>>
>> Kai,
>>
>> I've begun reviewing the documentation you referenced; however, I do
>> not see where the developer modified their plan so that traffic is
>> not coming onto Triangle or Avondale. In fact, numerous notes
>> specifically mention using Triangle and Avondale. Neither Triangle or
>> Avondale were designed or are capable of handling an extra thousand
>> vehicles. It's not safe for the residents.
>>
>> I'd like to see revised drawings showing entry/exit(s) onto College,
>> Carpenter, or Shields. As an engineer, I'm fully prepared to escalate
>> this issue. However, I hope this serves as a reminder (as numerous
>> homeowners mentioned this in October and it appears to have been
>> ignored). Can we resolve this amicably?
>>
>> Jeff Gassman
>>
>>
>>
>> On 2020-03-05 08:48, Kai Kleer wrote:
>>> Hi Jeff,
>>>
>>> The short update is that the project has been moving slowly. City
>>> staff finished the second round this week and will require an
>>> additional round of review to correct outstanding issues with the
>>> plan. I wouldn't expect this project to go forward to a public
>>> hearing until sometime this summer.
>>>
>>> More information on this project can be found by visiting our

>>> website,
>>> https://citydocs.fcgov.com/?q=ridgewood+hills+fifth&submitBtn=Search
>>> & c md=search and selecting "SUBMITTAL DOCUMENTS - ROUND 2."
>>>
>>> Have a great week.
>>>
>>> Best,
>>>
>>> Kai
>>>
>>> -----Original Message-----
>>> From: jeffreygassman@validationplusinc.com
>>> <jeffreygassman@validationplusinc.com>
>>> Sent: Thursday, March 05, 2020 8:42 AM
>>> To: Kai Kleer <kkleer@fcgov.com>
>>> Subject: Triangle Road Development PDR190008
>>> Importance: High
>>>
>>> Kai,
>>>
>>> Perhaps you can provide an update as it has been almost 6 months
>>> since the neighborhood meeting and we've received no updates.
>>>
>>> Thank you,
>>>
>>> Jeff Gassman

Kai Kleer

From: Marilyn And William Cobb <cobbmw@comcast.net>
Sent: Tuesday, November 19, 2019 4:13 PM
To: Kai Kleer
Cc: cobbwi@comcast.net
Subject: RE: Triangle Road Project #601

Follow Up Flag: Follow up
Flag Status: Completed

Dear Kai,

Thank you for your response. We are receiving the 'This Week in Development Review' newsletter from Sylvia Atman-Burruss. Are there any other lists we should be on to receive information regarding development activity in our neighborhood?

A couple of questions:

1. Is the Triangle Road Project now called Ridgewood Hills Fifth Filing? Why the change in the project name? What does it mean that it is being 'Routed for Review'? Are there meetings to attend regarding this development?

2. Will the 'College and Trilby Subdivision' CDR190095 traffic also filter out to Trilby Road? If a stoplight is placed at the intersection of Trilby and Avondale Road/Constellation Dr because of this new development, and Avondale Rd is attached to Carpenter Rd (due to the development in #1), it will turn Avondale Rd/Constellation Dr into a freeway from Carpenter Road to Mars Dr. It will also entice commuters to cut through our neighborhood to access Trilby to get to Shields. If a stoplight is installed at Triangle, it will have the same affect as attaching Carpenter to Avondale.

We have suggested previously that Carpenter Rd be extended to Shields to alleviate some of these problems. Surely, King Soopers (who owns the property in this area) and the City of Fort Collins (who can use a small amount of the Long Farm Open Space) will want to help ensure our neighborhood's children's safety from excessive traffic through our subdivision by extending Carpenter Rd to Shields and NOT attach Carpenter Rd to Avondale Rd.

Thank you for your consideration,

William and Marilyn Cobb

> On October 22, 2019 at 4:01 PM Kai Kleer <kkleer@fcgov.com> wrote:
>
> Marilyn and William,
>
> Thank you for your input! I will loop in the City's environmental planner, and traffic engineer as well as the project's applicant team so that they are made aware of your concerns. Your input will also be made part of the official record of the project.

As for project updates, I added your email to our 'Development Review Weekly Newsletter' so keep an eye out for that. This email is sent out weekly and should keep you informed of the latest development-related activity from your neighborhood and around town.

Have a great week and let me know if you didn't receive the neighborhood meeting notes that were sent out by Sylvia on Monday.

Sincerely,

Kai Kleer

From: Marilyn and William Cobb <cobbmw@comcast.net>
Sent: Sunday, October 20, 2019 12:44 PM
To: Kai Kleer <kkleer@fcgov.com>
Cc: William Cobb <cobbwi@comcast.net>
Subject: Triangle Road Project #601

To: Kai Klerk

Re: Triangle Road Project #601

The idea that the two housing projects (one being the proposed Triangle Road Project) at the intersection of Avondale Rd and Triangle will have 500 units of housing traffic (at least 500 cars and probably more) that will filter out into our neighborhood streets is frightening. Strasburg, Triangle, Holyoke and Avondale are not set up for this kind of traffic.

Strasburg and Triangle are narrow streets, and Avondale has roundabouts, curvy roads (where a young girl riding her bike was killed by a distracted driver), the swimming pool (right at the roundabout), elementary school and park. All these streets have children crossing them all day long.

We already have a problem with speeding on these streets in spite of many speed bumps and the speed monitoring signs.

To put a traffic light at Triangle and College and/or at Avondale and Trilby would only encourage a lot traffic to use our streets that are already too busy.

To connect Carpenter and Avondale roads (as a future proposal if King Soopers does build a store at Carpenter and Shields) and to add a light at Avondale and Trilby would essentially add another parallel street to College and Shields. This would invite an unbelievable amount of traffic to use our streets by those commuters cutting through our neighborhood to get to Shields.

The only safe traffic route to protect our neighborhood is to connect Carpenter and Shields, and block access to our streets by not allowing traffic from this new housing area through the Avondale and Triangle roundabout. Their outlet should be to the Carpenter extension that would take them to College Avenue or Shields Street. These streets are made for high volume traffic. I'm sure King Soopers and the City of Fort Collins
would want to contribute to our community's safety by authorizing this Carpenter-Shields extension.

This would require the Carpenter extension to Shields to be built through the Longview Farm open space. This would be a worthy use of a small section of the open space for very important safety reasons. The Hazaleus Open Space and the Cathy Fromm Open Space both have bike trails through them. This road won't require much more space than those bike trails use in their respective open space

areas.

A bike trail could be added next to this new Carpenter-Shields extension to provide our neighborhood, and this new housing area, access to the rest of the Fort Collins trail system. At present, we do not have safe access. It would also encourage commuting by bike because of this connection to the trail system.

In addition, there are a couple of other considerations.

Architecture: The architecture of the Triangle project does not have any resemblance to our neighborhood architecture. It looks very simple and cheap. There is a worry that this look will bring down our property values.

Water: There is a concern in general in Colorado, the Front Range and the city about water availability. Do we another development that will put a further strain on this precious resource?

Environment: The wetlands can be moved as needed, as was discussed in the 10/7/19 development meeting, so they should not be used an excuse for not extending Carpenter Road to Shields.

Please place us on your email list for any future meetings (development and city council) regarding this project, or any other project that involve Ridgewood Hills and it's roads or adjacent roads that would affect our neighborhood.

Thank you for listening.

William and Marilyn Cobb
6712 Avondale Rd
Fort Collins, Co 80525
970-631-8515

Kai Kleer

From: Kai Kleer
Sent: Wednesday, October 09, 2019 10:55 AM
To: John Beggs
Subject: FW: Development at Triangle and College

John,

Just keeping you up to date with some of the communication coming in after the neighborhood meeting. No response necessary.

Let me know if you do not wish to be looped in on these.

Best,

Kai

From: Kate Schulte <trimomkate@gmail.com>
Sent: Tuesday, October 08, 2019 9:25 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: Development at Triangle and College

Hi Kai,

Thanks for coming out last night and presenting about the proposed development. I just wanted to email about the concerns I have and if there is a better place to voice it, please let me know.

1. It is a big development for our infrastructure. We currently have about 800 home in Ridgewood and I think another 100 or so in Shenandoah. This will add at least 1/3 more families if not ½ on a very small portion of the total land in the neighborhood. The roads and schools were not built for this amount of traffic, lights or no lights.
2. We were unable to use our nature trail for over 2 years partly to restore native grasses, but partly also to allow the raptors to settle in. We have a lot of other wildlife in the area as well and all this construction and then people will likely push them out.
3. I believe you said that the land where this development is proposed was originally zoned as single family homes. But, it was never adequately explained how it changed from single family homes to medium density, multifamily housing (seems pretty high density to me, but I am sure it fits into the city's definition of medium density).
4. With 20 open spots at Coyote Ridge, and overcrowding at the middle and high schools, there is no way the Thompson school district can comfortable handle this influx particularly since there will likely be a lot of kids with this type of development.
5. The park that is next to the development is not nearly big enough for those kids either, but will be an obvious place for the kids to go.
6. The barn has a lot of historical and aesthetic appeal which will be ruined by this development.

I know Fort Collins needs more housing and I am not opposed to planned housing in a reasonable manner, but to put that many families in that small of a space with inadequate roads seems ludicrous to me.

Thanks for your consideration,

Kate Schulte
721 Peyton Dr
970-690-2706

Kai Kleer

From: Kai Kleer
Sent: Monday, October 21, 2019 2:20 PM
To: Sylvia Tatman-Burruss
Subject: FW: Development Proposal #601

-----Original Message-----
From: Nathan Berg <nathan.berg@icloud.com>
Sent: Sunday, October 20, 2019 9:20 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: Development Proposal #601

Hi Kai,

First, thank you for your patience and support at the community meeting held at the Southgate Church on 10/7 regarding proposal #601.

I have a few thoughts, can you either pass them along to the appropriate people or let me know who they are?

First, the traffic in and out of Ridgewood Hills / Shenendoah neighborhood is already a nightmare during commute times. I am very wary of adding a lot of new neighbors without having a new & safe entrance. To that end, I think it is critical that Carpenter road be extended west into the new neighborhood. There is already a traffic light at Carpenter & College. That would keep many of the new neighbors out of the existing, already-overcrowded neighborhood streets to the north and away from the large amount of child pedestrians walking to the nearby school.

I understand that King Soopers owns part of that land, but honestly I can't imagine that King Soopers would deny a developer a right of way to make that extension now. If they deny it, they will just have to pay for it later which makes no sense. Bottom line, I think it is critical that this happens, and I can't imaging that it is impossible.

Second - bicycle access. This neighborhood is already in somewhat of an island with respect to the awesome Fort Collins recreational trail system. There is no safe way to get to them in any direction. With a lot of new neighbors moving in, I think it is critical that we encourage non-automobile traffic to the biggest extent possible. There are many options - west to the Long View trail; north to the Fossil Creek trail; or east to the Power Trail; or some combination of the above. I understand that we cannot compel the developer to build these trails, but it seems that it is past time that the city steps up and prioritizes this neighborhood to get first-class access to the recreational trails. This will help reduce the impact of increased traffic from the new neighbors.

Third, there is currently a 4-way stop at the intersection of Strasburg and Egyptian. I'm thinking it would help traffic flow if that were converted to a 2-way stop (stop signs on Egyptian, Strasburg traffic can cross Egyptian without stopping). A couple of reasons - Strasburg seems like the "more major" road, and having to stop for usually no traffic seems pointless and wasteful. Second, there is a downhill leading to that intersection from the west, and when the roads are icy I feel that it is safer to not have to stop right at the bottom of the hill - it is all too easy to slide right through that intersection.

Thank you for your time!

Regards,
Nathan Berg
Ridgewood Hills Resident

Kai Kleer

From: Kai Kleer
Sent: Wednesday, October 09, 2019 2:17 PM
To: Sylvia Tatman-Burruss
Subject: FW: Neighborhood proposal #601 concerns

Importance: High

Another one for you.

I'll let you be traffic controller for this if that is ok with you. Seems like best answered through traffic and FC Moves.

Best,

Kai

From: Laura Goeltl <lgoeltl@msn.com>
Sent: Tuesday, October 08, 2019 4:10 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: Neighborhood proposal #601 concerns
Importance: High

I live in Ridgewood Hills & am very concerned about the traffic impact from the new income multi-family housing. There will be MANY more residents - projections I've seen are 1000-1200 people total. We already have significant traffic flow issues on College & Trilby & there can be long waits at times even to get onto Trilby from Avondale. I am worried this may only compound the problem & also created much more traffic down Avondale & by the elementary school there.

I personally think that if this goes through, we will need stop lights at both Triangle & College & Avondale & Trilby and Trilby REALLY NEEDS WIDENED ASAP anyway. I had heard it was in the plans, but it sounded like it was a long way into the future still.

Another good way to help traffic flow I think would be to extend Carpenter west across College all the way through to Shields.

I also don't know how feasible it would be to connect the bike trail next Shields & Trilby up to our neighborhood, but that also might help as people could ride bikes to the max & get around better that way.

Thank you for your consideration in my input & doing what we can to keep our neighborhood the nice neighborhood it is & not getting it all back up with traffic congestion leading to polution, unsafe conditions for kids riding bike or walking to school, etc.

Laura L. Goeltl
608 Sedgwick Drive
Fort Collins, CO 80525
(970) 218-2955

Kai Kleer

From: Kai Kleer
Sent: Thursday, October 10, 2019 3:10 PM
To: Martina Wilkinson; Stephanie Blochowiak; Sylvia Tatman-Burruss
Cc: Rebecca Everette; Tom Leeson
Subject: FW: Triangle Road Develpoment

Just want to share some positive feedback I received after such a tough neighborhood meeting.

From: C MICHAEL REIDER <rhiidr@comcast.net>
Sent: Thursday, October 10, 2019 3:04 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: Triangle Road Develpoment

Good afternoon Mr. Kleer. I attended your meeting of the 7th and have a few comments.

First and foremost, I thought the level of professionalism of the presenters was very high in presentation quality and of the information. Further, ya'll did a good job in containing the attendees. I was shocked and repulsed that so many in the crowd were so afraid, rude and even vitriolic. (a few were hyperbolic in their comments such as 60 mph traffic, wild fire driven by 80 mph winds...) well done in maintaining ya'll's composure in the face of that crowd, and continually having to bring them back to the topic in hand.

Now as for the potential site plan: Being a long time resident of Ridgewood Hills, (address 315 Peyton Drive), I do not relish the introduction of, in particular, high density projects. However, I understand that a project similar to this is inevitable. Overall I thought it seemed to be well thought out and relatively comprehensive. I liked that the highest population density section was closest to S. College. This both separates that from the existing homes and facilitates the egress of that population. Saving the red barn is a plus. I am in favor of the alignment of the new roadway with the existing intersection at Strasburg Dr. Due to my location I was very pleased to see the far south end of the proposed site I to be an open / wetland / detention area.

As to improvements that I think should be seriously considered is the suggestion for a green barrier on the western border of the site in lieu of a wall and the proactive extension of Avalon to South College.

hoping that this email is a breath of fresh air relative to what ya'll have probably had to endure.

c. michael reider

Kai Kleer

From: Kai Kleer
Sent: Monday, October 21, 2019 2:21 PM
To: Sylvia Tatman-Burruss
Subject: FW: Triangle Road Project #601

From: Marilyn and William Cobb <cobbmw@comcast.net>
Sent: Sunday, October 20, 2019 12:44 PM
To: Kai Kleer <kkleer@fcgov.com>
Cc: William Cobb <cobbwi@comcast.net>
Subject: Triangle Road Project #601

To: Kai Klerk

Re: Triangle Road Project #601

The idea that the two housing projects (one being the proposed Triangle Road Project) at the intersection of Avondale Rd and Triangle will have 500 units of housing traffic (at least 500 cars and probably more) that will filter out into our neighborhood streets is frightening. Strasburg, Triangle, Holyoke and Avondale are not set up for this kind of traffic.

Strasburg and Triangle are narrow streets, and Avondale has roundabouts, curvy roads (where a young girl riding her bike was killed by a distracted driver), the swimming pool (right at the roundabout), elementary school and park. All these streets have children crossing them all day long.

We already have a problem with speeding on these streets in spite of many speed bumps and the speed monitoring signs.

To put a traffic light at Triangle and College and/or at Avondale and Trilby would only encourage a lot traffic to use our streets that are already too busy.

To connect Carpenter and Avondale roads (as a future proposal if King Soopers does build a store at Carpenter and Shields) and to add a light at Avondale and Trilby would essentially add another parallel street to College and Shields. This would invite an unbelievable amount of traffic to use our streets by those commuters cutting through our neighborhood to get to Shields.

The only safe traffic route to protect our neighborhood is to connect Carpenter and Shields, and block access to our streets by not allowing traffic from this new housing area through the Avondale and Triangle roundabout. Their outlet should be to the Carpenter extension that would take them to College Avenue or Shields Street. These streets are made for high volume traffic. I'm sure King Soopers and the City of Fort Collins
would want to contribute to our community's safety by authorizing this Carpenter-Shields extension.

This would require the Carpenter extension to Shields to be built through the Longview Farm open space. This would be a worthy use of a small section of the open space for very important safety reasons. The Hazaleus Open Space and the Cathy Fromm Open Space both have bike trails through them. This road won't require much more space than those bike trails use in their respective open space areas.

A bike trail could be added next to this new Carpenter-Shields extension to provide our neighborhood, and this new

housing area, access to the rest of the Fort Collins trail system. At present, we do not have safe access. It would also encourage commuting by bike because of this connection to the trail system.

In addition, there are a couple of other considerations.

Architecture: The architecture of the Triangle project does not have any resemblance to our neighborhood architecture. It looks very simple and cheap. There is a worry that this look will bring down our property values.

Water: There is a concern in general in Colorado, the Front Range and the city about water availability. Do we another development that will put a further strain on this precious resource?

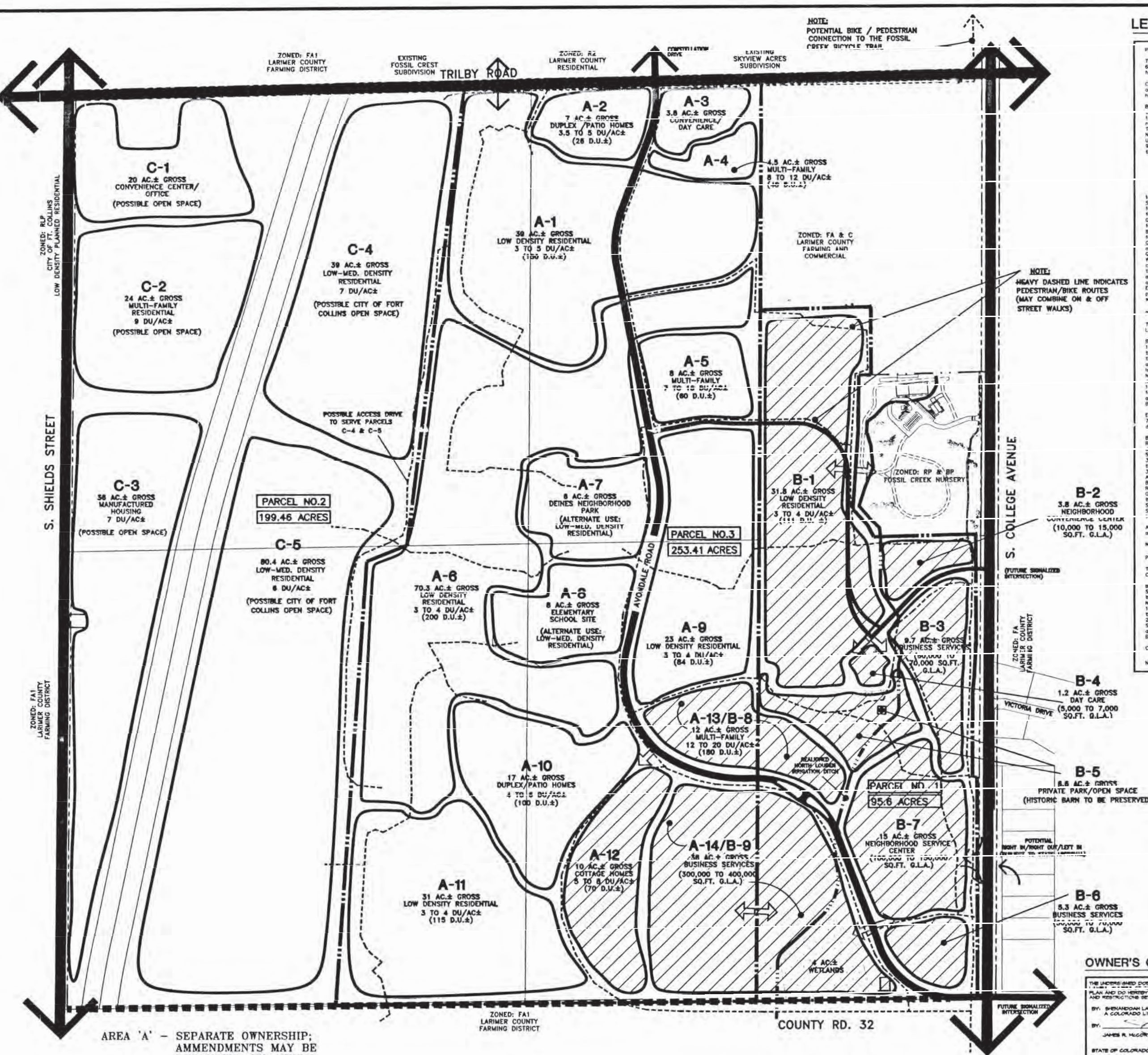
Environment: The wetlands can be moved as needed, as was discussed in the 10/7/19 development meeting, so they should not be used an excuse for not extending Carpenter Road to Shields.

Please place us on your email list for any future meetings (development and city council) regarding this project, or any other project that involve Ridgewood Hills and it's roads or adjacent roads that would affect our neighborhood.

Thank you for listening.

William and Marilyn Cobb
6712 Avondale Rd
Fort Collins, Co 80525
970-631-8515

62 M



AREA 'A' – SEPARATE OWNERSHIP; AMMENDMENTS MAY BE REQUESTED BY OTHERS

AREA 'B' – SHENANDOAH; AREA PROPOSED BY THIS APPLICATION

AREA 'C' – SEPARATE OWNERSHIP; AMMENDMENTS MAY BE REQUESTED BY OTHERS

NOTE:

HATCHED AREA INDICATES PORTION OF O.D.P. AFFECTED BY THIS AMENDMENT.

LEGAL DESCRIPTION

PARCEL NO 1:

That portion of the East Half of Section 14, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado, described as follows:

Considering the East line of the Northeast Quarter of said Section 14 as bearing South 00°14'29" East and with all bearings contained herein relative thereto.

Beginning at the Southeast corner of said Section 14; thence along the South line of said Section 14, South 89°04'09" West 50.00 feet to the West right-of-way line of U.S. Highway 287 as described in Deed recorded in Book 1057 at Page 548, records of said County and the TRUE POINT OF BEGINNING. Thence along said West right-of-way line North 00°07'59" West 1271.29 feet to the West right-of-way line of U.S. Highway 287 as described in Deed recorded in Book 1057 at Page 963, records of said County; thence along said West right-of-way line the following five courses and distances:

1) South 89°52'01" West 25.00 feet;
2) North 00°07'59" West 483.00 feet;
3) North 06°00'16" East 93.50 feet;
4) North 02°53'48" East 169.30 feet;
5) North 00°07'59" West 630.90 feet;

to the North line of the East Half of the Southeast Quarter of said Section 14; thence along said North line South 88°42'13" West 582.89 feet; thence leaving said North line North 27°06'21" West 76.20 feet; thence North 42°01'58" West 128.67 feet; thence North 03°39'59" East 228.07 feet; thence North 03°38'36" East 229.03 feet; thence North 00°45'33" East 319.82 feet; thence North 88°38'09" East 70.12 feet; thence North 00°14'29" West 391.50 feet to the North line of the Southeast Quarter of the Northeast Quarter of said Section 14; thence along said North line South 88°33'47" West 865.04 feet to the West line of said Southeast Quarter of the Northeast Quarter of Section 14; thence along said West line South 00°09'09" East 1327.93 feet to the Northwest corner of said East Half of the Southeast Quarter of Section 14; thence along the West line of said East Half of the Southeast Quarter of Section 14 South 00°08'51" East 2659.24 feet to the South line of said Section 14; thence along said South line North 89°04'09" East 1288.83 feet to the True Point of Beginning. EXCEPT that certain parcel of land as described at Reception No. 94005306, records of said County. Containing 95.667 acres more or less.

PARCEL NO. 2:

That portion of the West Half of Section 14, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado described as follows:

Beginning at the Southwest Corner of said Section 14; thence along the West line of said Section 14 North 00° 30' 29" East 5282.45 feet to the Northwest corner of said Section 14; thence along the North line of said Section 14 North 88° 54' 21" East 300.00 feet to the West boundary line of that certain 2.00 acre parcel of land described in Deed recorded in Book 1534, Page 139 records of said County; thence along the West, South and East boundary line of said 2.00 Acre parcel of land the following three (3) courses and distances: (1) South 01° 05' 39" East 295.16 feet; (2) North 88° 54' 21" East 295.16 feet ; and (3) North 01° 05' 39" West 295.16 feet to said North line of Section 14; thence continuing along said North line of Section 14 North 88° 54' 21" East 1648.86 feet; thence South 07° 00' 06" West 2670.82 feet; thence South 68° 08' 48" West 246.27 feet; thence South 03° 54' 17" West 2570.80 feet to the South line of said Section 14; thence along said South line of Section 14 South 89° 21' 02" West 1561.34 feet to the POINT OF BEGINNING.

Excepting therefrom those certain parcels of land described in Deed recorded in Book 1737, Page 737, and Deed recorded in Book 2005, Page 38, Records of said County, more particularly described as follows:

Beginning at point on the West line of the Southwest Quarter, Section 14, Township 6 North, Range 69 West of the P.M., from which the Southwest corner of said Section 14 bears South 00° 30' 29" West 2305.88 feet; thence North 00° 30' 29" East 50.00 feet along the West line of the Southwest Quarter of Section 14; thence South 89° 29' 31" East 130.00 feet; thence South 00° 30' 29" West 50.00 feet parallel to the West line of the Southwest Quarter of said Section 14; thence North 89° 29' 31" West 130.00 feet to the POINT OF BEGINNING. Except the West 30.00 feet being part of the right-of-way of Taft Avenue.
AND ALSO:
Beginning at a point on the West line of the Southwest Quarter, Section 14, Township 6 North, Range 69 West of the 6th P.M., from which the Southwest corner of said Section 14 bears South 00° 30' 29" West 2255.88 feet; thence North 00° 30' 29" East 25.00 feet along the West line of the Southwest Quarter of said Section 14; thence South 89° 29' 31" East 130.00 feet; thence South 00° 30' 29" West 25.00 feet parallel to the West line of the Southwest Quarter of said Section 14; thence North 89° 29' 31" West 130.00 feet to the POINT OF BEGINNING. Except the West 30.00 feet being part of the right-of-way of Taft Avenue.

Also excepting therefrom a strip of land 200.000 feet wide, said strip of land being 100.000 feet on each side of the existing centerline of the Colorado and Southern Railroad.

Net area of Parcel No. 2 being 199.46 acres, more or less.

PARCEL NO. 3:

That portion of Section 14, Township 6 North, Range 69 West of the P.M., Larimer County, Colorado described as follows:

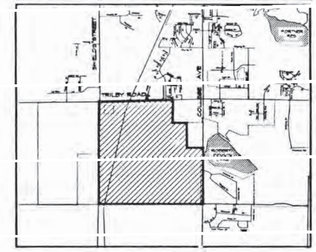
Beginning at the South Quarter corner of said Section 14; thence along the South line of said Section 14 South 89° 21' 02" West 1077.07 feet; thence North 03° 54' 17" East 2570.80 feet; thence North 68° 08' 48" East 246.27 feet; thence North 07° 00' 06" East 2670.82 feet to the North line of said Section 14; thence along said North line of Section 14 North 88° 54' 21" East 1695.27 feet to the Northeast corner of West Half of the Northeast Quarter of said Section 14; thence along the East line of said West Half of the Northeast Quarter of Section 14 South 00° 16' 28" West 2656.06 feet to the Northeast corner of the West Half of the Southeast Quarter of Section 14 South 00° 19' 42" West 2659.72 feet to the said South line of Section 14; thence along said South line of Section 14 South 89° 29' 06" West 1319.26 feet to the POINT OF BEGINNING.

Containing 253.41 acres more or less.

NOTE: TOTAL OVERALL DEVELOPMENT PLAN AREA = 548.537 ACRES

VICINITY MAP

1" = 5000'



GENERAL NOTES

1. THE SHENANDOAH ODP IS PROPOSED TO BE A MIXED USE DEVELOPMENT ... SERVICE, OFFICE, RESEARCH AND DEVELOPMENT, RESIDENTIAL, HUMAN SERVICE, AND RECREATIONAL USES. THE LAND USE MIX REPRESENTED ON THIS MASTER PLAN IS A BEST ESTIMATE OF DEVELOPMENT POTENTIAL AT THIS TIME. AS CHANGES OCCUR IN THE MARKET PLACE, AS REQUIRED PUBLIC IMPROVEMENTS ARE DEFINED, AND AS DEVELOPMENT OF THE PROJECT CONTINUES, ADDITIONAL CHANGES TO THE LAND USE PROGRAM MAY BE REQUESTED.
2. All public streets will be designed to meet or exceed City standards, unless variances are granted to allow a reduction in City standards.
3. Common open space areas are to be maintained by owners associations, or other appropriate vehicle determined at the time of approval of adjacent development.
4. Drainage improvements to be designed at the time of development are to be consistent with any adopted basin studies affecting the subject properties.
5. Parcels designated for non-residential land use categories indicated may include, but are not limited to the following uses:
   - Business Services
   - Neighborhood Convenience Uses
   - Auto Related and Roadside Commercial ... review)
   - Neighborhood Shopping Center Uses
   - Grocery Stores
   - Department Stores
   - Drug Stores
   - Retail Stores
   - Offices
   - Indoor Theatres
   - Standard of Fast Food Restaurants
   - Health Clubs
   - Hotels
   - ...
   - All uses permitted in the B-L, Limited Business Zone except:
     - Auto sales and repair
     - Outdoor storage
     - Commercial auto parking lots
     - Adult amusement establishments
     - Pinball arcades and/or electronic game centers
   - Similar Uses
6. Single family or multi-family Residential Uses, Churches, Schools, and Public or Private Community Services including Day Care Centers, are to be allowed as alternative and uses in all parcels at Shenandoah, as approved by the Planning & Zoning Board ...
7. The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this Master Plan by the City does not constitute final approval of these land uses, design of densities. Rather, any further land uses must be approved according to the procedures, processes and criteria of the planned unit development regulations, rezoning, or other relevant City policies and standards.
8. No building may exceed 40' in height except by specific review through the LDGS.
9. Existing zoning is rlp

LAND USE BREAKDOWN

PARCEL	GROSS ACRES	LAND USE	NO. OF UNITS OR FLOOR AREA	RESIDENTIAL DENSITY
A-1	39.0 AC	LOW DENSITY RESIDENTIAL	150 D.U.±	3 TO 5 DU/AC
A-2	7.0 AC	DUPLEX / PATIO HOMES	26 D.U.±	3.5 TO 5.0 DU/AC
A-3	3.8 AC	CONVENIENCE / DAY CARE	----	----
A-4	4.5 AC	MULTI-FAMILY	40 D.U.±	8 TO 12 DU/AC
A-5	8.0 AC	MULTI-FAMILY	60 D.U.±	7 TO 10 DU/AC
A-6	70.3 AC	LOW DENSITY RESIDENTIAL	200 D.U.±	3 TO 4 DU/AC
A-7	6.0 AC	NEIGHBORHOOD PARK	----	----
A-8	8.0 AC	SCHOOL SITE	----	----
A-9	23.0 AC	LOW DENSITY RESIDENTIAL	84 D.U.±	3 TO 4 DU/AC
A-10	17.0 AC	DUPLEX / PATIO HOMES	100 D.U.±	4 TO 6 DU/AC
A-11	31.0 AC	LOW DENSITY RESIDENTIAL	115 D.U.±	3 TO 4 DU/AC
A-12	10.0 AC	COTTAGE HOMES	70 D.U.±	5 TO 8 DU/AC
A-13 (B-8)	6.8 AC	MULTI-FAMILY	180 D.U.±	12 TO 20 DU/AC
A-14 (B-9)	19.0 AC	BUSINESS SERVICES	300-400,000 S.F.	----
TOTAL	253.4 AC			
B-1	31.8 AC	LOW DENSITY RESIDENTIAL	111 D.U.±	3 TO 4 DU/AC
B-2	3.8 AC	BUSINESS SERVICES	80-100,000 S.F.	----
B-3	9.7 AC	NEIGHBORHOOD CONVENIENCE CENTER	10-15,000 S.F.	----
B-4	1.2 AC	DAY CARE	5-7,000 S.F.	----
B-5	6.6 AC	PRIVATE PARK / OPEN SPACE	----	----
B-6	5.3 AC	BUSINESS SERVICES	50-70,000 S.F.	----
B-7	15.0 AC	NEIGHBORHOOD SERVICE CENTER	100-150,000 S.F.	----
B-8 (A-13)	17.0 AC	MULTI-FAMILY	180 D.U.±	12 TO 20 DU/AC
B-9 (A-14)	5.2 AC	BUSINESS SERVICES	300-400,000 S.F.	----
TOTAL	95.6 AC			
C-1	20.0 AC	CONVENIENCE CENTER / OFFICE	----	----
C-2	24.0 AC	MULTI-FAMILY	216 D.U.±	9 DU/AC
C-3	36.0 AC	MANUFACTURED HOUSING	252 D.U.±	7 DU/AC
C-4	39.0 AC	LOW-MED. DENSITY RESIDENTIAL	273 D.U.±	7 DU/AC
C-5	80.4 AC	LOW-MED. DENSITY RESIDENTIAL	640 D.U.±	6 DU/AC
TOTAL	199.4 AC			

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

BY: SHENANDOAH LAND LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY

BY: [signature]
JAMES R. McCORY, MANAGER

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF April, A.D. 20 00 BY Lisa CE. Riley

MY NOTARIAL COMMISSION EXPIRES: [illegible]

[signature] NOTARY PUBLIC
[illegible] ADDRESS
Littleton Co 80121 CITY, STATE, ZIP CODE

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 22nd DAY OF [illegible]

[signature: Robert E Blanchard]
SECRETARY OF PLANNING AND ZONING BOARD

AN AMENDMENT TO THE

Ridgewood Hills O.D.P

VAUGHT FRYE architects
1113 Stoney Hill Drive, Fort Collins, Colorado 80525 (303) 224-1191

OVERALL DEVELOPMENT PLAN

DATE	10 / 16 / 95
JOB NO.	95-51
DRAWN	CM
CHECKED	FV
REVISED	[illegible]
	5 / 21 / 96

PLAN NORTH

SCALE: 1" = 500'-0"

G:\Archive\1995\95-51Shenandoah PUD Preliminary\551_odp2.dwg Wed Apr 05 15:39:02 2000 C.MATHIS

62 M

USE AND CONTRIBUTION AGREEMENT

THIS USE AND CONTRIBUTION AGREEMENT (the "Agreement") is made effective as of the 2nd day of June, 2016, by and between RIDGEWOOD HILLS MASTER ASSOCIATION, a Colorado nonprofit corporation (the "Master Association"), and Milan E. Timm Revocable Living Trust dated the 17th day of May 2000 ("Timm"). The Master Association and Timm are collectively referred to herein as the "Parties."

RECITALS

A. The Master Association is responsible for performing the duties set forth in that certain Master Declaration of Covenants for Ridgewood Hills P.U.D. recorded December 6, 1995, under Reception No. 95077798 (the "Master Declaration"). Among those duties is the duty to maintain and repair certain real property and the improvements thereon (the "Master Association Property") which include detention ponds, open space, and trails which serve the residents of the Master Association.

B. Timm owns and intends to develop certain real property adjacent to the Master Association Property and to construct apartment buildings thereon (the "Apartment Property"). The Apartment Property is more fully described on ***Exhibit A***.

C. Upon the construction of improvements on the Apartment Property, the Apartment Property will benefit from various improvements within the Master Association Property, which are maintained as the expense of the Master Association. For example, stormwater will drain from the Apartment Property into the detention ponds that are owned, maintained, and repaired by the Master Association. Residents of the Apartment Property may also benefit from the trails, signs, and lighting within the Master Association community.

D. The Master Association has an interest in ensuring that the development of the Apartment Property harmonizes with the Master Association in order to maintain the identity and character of the Master Association community, thereby benefiting the owners of both the Master Association Property and the Apartment Property.

E. The Parties recognize and agree that development of the Apartment Property and the introduction of additional residents in close proximity to the Master Association community will impose an additional financial burden upon the Master Association for operation, maintenance and repair of certain elements of the Master Association Property .

F. As such, the Parties have agreed that certain covenants will govern the activities and development on the Apartment Property and that Timm will provide a financial contribution to the Master Association to offset the financial impact of the development of the Apartment Property. In exchange, the Master Association will maintain and repair the real property and improvements subject to the Master Declaration, including the detention ponds, trails, signs, and lighting and the Master Association will not oppose Timm's development of the Apartment Property.

COVENANTS:

FOR GOOD AND VALUABLE MUTUAL CONSIDERATION, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. Incorporation of Recitals. The Recitals are incorporated herein as if set forth in full herein.

2. Payment of Contribution Amount. Timm shall pay to the Master Association, on an annual basis, an amount equal to the Contribution Amount. The Contribution Amount is intended to offset expenses incurred by the Master Association which benefit the Apartment Property and its residents including items such as detention pond maintenance and repair, pest control, and pet waste cleanup. For purposes of this Agreement, the Contribution Amount means an initial amount of Three Thousand Three Hundred Twelve Dollars ($3,312.98) which amount shall be increased by three percent (3%) on the first day of January of each subsequent year following the payment of the first Contribution Amount. The first annual Contribution Amount shall be paid upon commencement of construction of site improvements on the Apartment Property, with the first year payment being prorated for the portion of the year then remaining.

3. Master Association to Operate and Maintain Master Association Property. The Master Association shall be obligated to operate, maintain, and repair all Master Association Property as such term is defined in the Master Declaration and which shall include the trails, signs, and lighting within the Master Association community. Such obligation on the part of the Master Association shall also include maintenance and repair of the detention ponds on Master Association Property sufficient to allow the detention ponds to maintain sufficient capacity to accommodate runoff in accordance with applicable ordinances, regulations, requirements, rules, statutes and other applicable laws of any government agency having or exercising jurisdiction over the detention ponds, Master Association, and/or Master Association Property.

4. Apartment Property Not Part of Master Association. The Apartment Property is not included in the Master Association Property and is not subject to the Master Declaration. The Master Association shall not be responsible for maintenance or repair of site improvements within the Apartment Property, nor shall Timm be responsible for operation, maintenance or repair of any of the improvements within the Master Association Property. The nature of the rights, responsibilities, and obligations as they relate to the relationship between the Master Association and the Apartment Property are fully expressed in this Agreement.

5. Covenants and Use Restrictions Applicable to the Apartment Property. The Apartment Property shall be subject to the following covenants and use restrictions:

(a) Air Conditioning Equipment. Air conditioning equipment, including swamp coolers, must be ground mounted, installed in the rear or side yard, and, to the extent practicable, screened by landscaping, such that visibility from the adjacent property and street right-of-way is limited. Installation

of air conditioning equipment, including swamp coolers, on the roof of the building or in windows of the building is not permitted.

(b) Clotheslines and Hangers. Permanent clotheslines are not permitted. Retractable clotheslines are permitted but they should be installed to reduce visibility from adjoining property.

(c) Astroturf. Neither astro-turf nor any other floor covering shall be used on any porch or balcony so as be visible from any adjacent street.

(d) Dog Runs. No dog runs shall be installed or constructed.

(e) Exterior Materials. The only acceptable siding material is high-quality hardiplank siding (fiber cement only, no vinyl). Shingles installed on the buildings shall be neutral colors and neither black or white shingles shall be allowed. Deteriorated materials on the apartment buildings must be replaced by the owner of the Apartment Property with materials of identical or superior quality to those utilized in the initial construction of the apartment buildings.

(f) Lights and Lighting. Exterior lighting should be directed toward the ground and must be of low wattage to minimize glare and nuisance to neighbors.

(g) Awnings. Any awnings installed on the property shall be kept in a good, clean, and neat conditions and shall be of a color that is compatible with the building to which it is attached.

(h) Painting. Buildings shall be painted earth-tone colors that harmonize with the properties within the Master Association. All roof vent caps, louvers, plumbing stacks, chimney flashing are to be painted a color not in contrast with the color of the roof. Garage doors are to be the same color, or a complementary shade of the same color as the building siding or trim. Outlining the garage door panels in a contrasting color if in a checker board design is not permitted.

(i) Play and Sports Equipment. The maximum height of any play or sports equipment located on the property shall not exceed 15 feet in height.

(j) Sheds and temporary structures. Sheds are only allowed on the rear of the lot and shall be screened from view by a fence. Sheds shall not be more than eight feet six inches high nor larger than 120 square feet. Siding, roofing, and trim materials of the shed shall match the materials of the apartment buildings and the colors of the siding, roofing, and trim materials shall

be compatible with the colors of the apartment buildings and clubhouse. Temporary structures such as house trailers, tents, shacks, and barns are prohibited.

(k) Antennas. Only Permitted Antennas are allowed. "Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations.

Permitted Antennas shall be installed in the least conspicuous location available on the apartment building which permits acceptable signals, without unreasonable delay or increase in the cost of installation, maintenance or use of the Permitted Antenna. The following minimum requirements must be met:

i. Satellite dishes shall, to the extent practicable, not be installed on any balcony so as to be visible from any adjacent street.

ii. Satellite dishes shall be limited to one installation per building, with said dish serving all customers in said building.

iii. Satellite dishes shall be mounted on the building, with no portion of the satellite dish or its structure being higher than 12 feet above ground level, unless there is no other alternative to insure proper reception in establishing reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

iv. Satellite dishes shall, to the extent practicable, be screened from view of adjacent property, or streets.

Except as allowed by federal statutes and regulation, no exterior television or any other antennae, microwave dish, satellite dish, satellite antenna, satellite earth station or similar device of any type shall be erected, installed or maintained on any building or structure.

6. Master Association Cooperation. The Master Association hereby agrees to refrain from opposing the development of the Apartment Property and to cooperate with Timm in any reasonable manner to further and expedite the development of the Apartment Property.

7. Default By Timm. A default by Timm shall exist if Timm fails to pay any Contribution Amount within 15 business days after notice to Timm of such failure ("Monetary Default") or the failure of Timm or any of Timm's guests, tenants, invitees, managers, members, independent contractors, employees, shareholders, officers, directors, or agents to comply with any other provision of this Agreement within 15 business days after notice to the Timm of such failure ("Non-monetary Default"). In the event of a Monetary Default by Timm, any amount due, shall, at the option of the Master Association, bear interest at the rate of 18% per annum from the due date until paid in full and shall, at the option of Master Association, be subject to a late charge equal to 10% of the past due amount. In the event of a Non-monetary Default by Timm, the Master Association shall be entitled to any and all remedies available at law or in equity including but not limited to preliminary and permanent injunctive relief, for Timm's actual or threatened failure to abide by the covenants and use restrictions set forth in Paragraph 5 and in such event Timm will indemnify the Master Association for all expenses including reasonable attorneys' fees in seeking to enforce such provisions.

8. Default by Master Association. A default by the Master Association shall exist if the Master Association breaches any representation, covenant, promise or other provisions contained in this Agreement which continues for 15 business days after written notice to the Master Association of such breach unless the default cannot reasonably be cured in such period, in which case the Master Association shall commence to cure the default within the 15 business days and diligently pursue the cure to completion. In the event of a Default by the Master Association, Timm shall be entitled to any and all remedies available at law or in equity including the right, in instances whereby the Master Association's default and failure to correct such default is reasonably likely to result in imminent physical damage to the Apartment Property, to retain a competent contractor to remedy the default. In such instance, the Master Association shall reimburse Timm for such costs reasonably incurred to cure such default.

9. Amendment. This Agreement may be amended, modified or terminated only by written instrument executed by the Parties. No amendments, waivers or modifications hereof shall be made or deemed to have been made unless in writing executed by the party to be bound thereby.

10. Notices. All notices and other instruments or communications provided for under this Agreement shall be in writing, and shall be deemed properly given and received (a) when actually delivered and received, personally, by messenger service or by fax or telecopy delivery; (b) on the next business day after deposit for delivery by an overnight courier service such as Federal Express; or (c) three business days after deposited in the mail; by registered or certified mail. All such notices or other instruments shall be furnished with delivery or postage charges prepaid, addressed to the party at the address on file with the office of the Colorado Secretary of State or County Assessor.

11. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their representatives, successors, and assigns. The Parties intend that all the covenants contained herein, including the covenant to pay the Contribution Amount, are covenants running with the real property described herein, binding on the Master Association Property and the Apartment Property. Any transfer of the Master Association Property or Apartment Property shall be subject to the terms and provisions of this Agreement and to the obligations with respect to such property so transferred provided in this Agreement. This Agreement shall be recorded in the in the Office of the Clerk and Recorder of Larimer County, Colorado. The owner of the Apartment Property shall notify the Master Association of any conveyance or transfer of title affecting the Apartment Property.

12. Entire Agreement. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof and all other prior agreements or understandings shall be deemed merged into this Agreement.

13. Applicable Law. This Agreement shall be interpreted and enforced according to the laws of the State of Colorado.

14. Exhibits Incorporated. All exhibits to this Agreement are incorporated herein and made a part hereof as if fully set forth herein.

15. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

16. No Implied Waivers. Neither the failure of a party to enforce any provision of this Agreement or to exercise any right under this Agreement nor the waiver by a party at any time or times of strict compliance with this Agreement shall be construed as a general waiver or as a waiver of the right to demand and enforce, or as an estoppels from demanding and enforcing, thereafter, strict compliance with the terms of this Agreement.

17. Costs of Legal. In the event either party institutes legal or equitable proceedings with respect to this Agreement, the prevailing party shall be entitled to recover its costs and expenses in connection with such proceedings including, without limitation, reasonable attorneys' fees.

18. Construction. Captions to paragraphs are for convenience and reference purposes only and shall not affect the construction of the meaning of the terms and provisions of this Agreement. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular, and the masculine, feminine, and neuter shall be freely interchangeable.

19. Counterparts; Facsimile. The Parties may execute this Agreement in one or more counterparts, each of which shall constitute an original agreement, but all of which together shall constitute a single agreement. The Parties will accept a facsimile transmitted copy of this Agreement executed by one of the Parties hereto as a copy of this Agreement originally executed by such Party.

20. Severability of Terms of Agreement. All terms and conditions of this Agreement are severable. Should any one or more of the terms and conditions hereof be void or unenforceable, then (a) the remaining provisions shall have full force and effect and (b) those provisions deemed void or unenforceable shall be interpreted, to the extent possible, so as to render such provisions enforceable and in a way consistent with the original intent of the Parties.

The Parties have executed and delivered this Agreement effective as of the date first set forth above.

Master Association:

RIDGEWOOD HILLS MASTER ASSOCIATION,
a Colorado nonprofit corporation

By: Lynette Dunn
Its: Treasurer

Timm:

Milan E. Timm Revocable Living Trust dated the 17th day of May 2000

By: Milan E. Timm
Its: Trustee

STATE OF COLORADO)
) ss.
COUNTY Jefferson)

The foregoing instrument was acknowledged before me this 2 day of June, 2016, by Lynette Dunn as President of Ridgewood Hills Master Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

ROBYN B. HANSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114019997
MY COMISSION EXPIRES 04/04/2019

Robyn B. Hansen
Notary Public
My commission expires: _____

STATE OF CALIFORNIA
COUNTY OF Santa Barbara

The foregoing instrument was acknowledged before me this 22 day of April, 2016, by Milan E. Timm as Trustee of Milan E. Timm Revocable Living Trust dated the 17th day of May 2000.

Witness my hand and official seal.

(Notarial Seal)

Notary Public
My commission expires 3/7/2017

JOHN ERIC LARSON
Commission # 2010081
Notary Public - California
Santa Barbara County
My Comm. Expires Mar 7, 2017

EXHIBIT A
(Description of the Apartment Property)

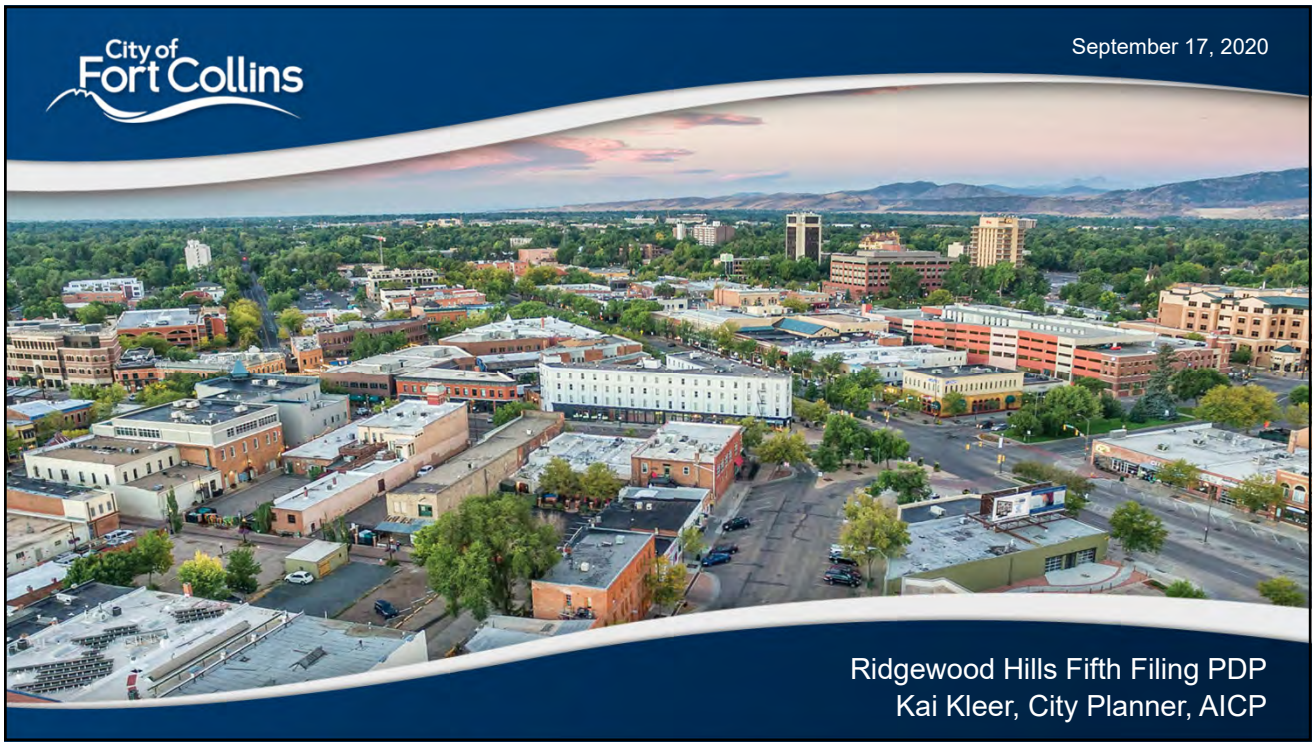
PARCELS OF LAND LOCATED IN SECTION 14, T.6N., R.69W.,OF THE 6TH P.M.,CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT N AND TRACT T OF RIGEWOOD HILLS P.U.D., THIRD FILING ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED BY THE LARIMER COUNTY CLERK AND RECORDER ON AUGUST 4, 2000 AS RECEPTION NO. 2000053189.

(WHICH ABOVE TRACT CONTAINS 10.422 ACRES. MORE OR LESS)

Also known as:

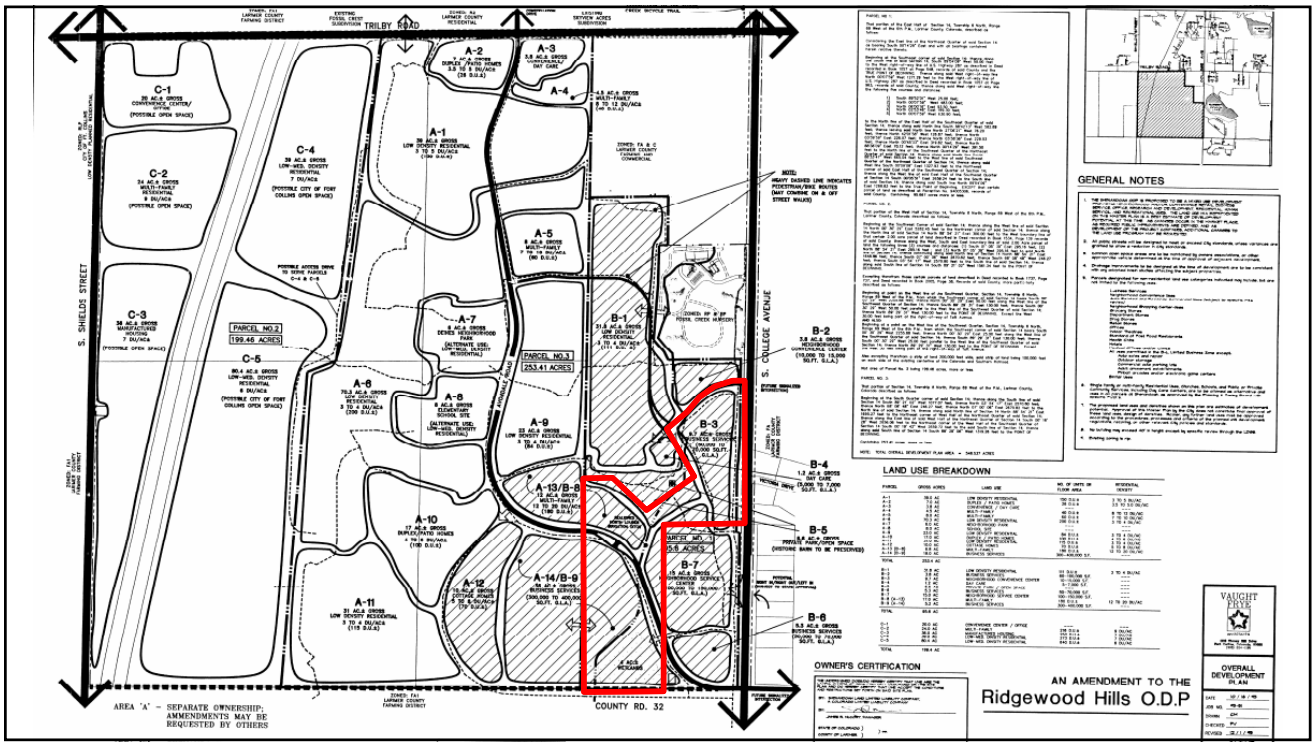
TRACTS N AND T, RIDGEWOOD HILLS P.U.C., THIRD FILING, COUNTY OF LARIMER, STATE OF COLORADO


City of Fort Collins
September 17, 2020
Ridgewood Hills Fifth Filing PDP
Kai Kleer, City Planner, AICP

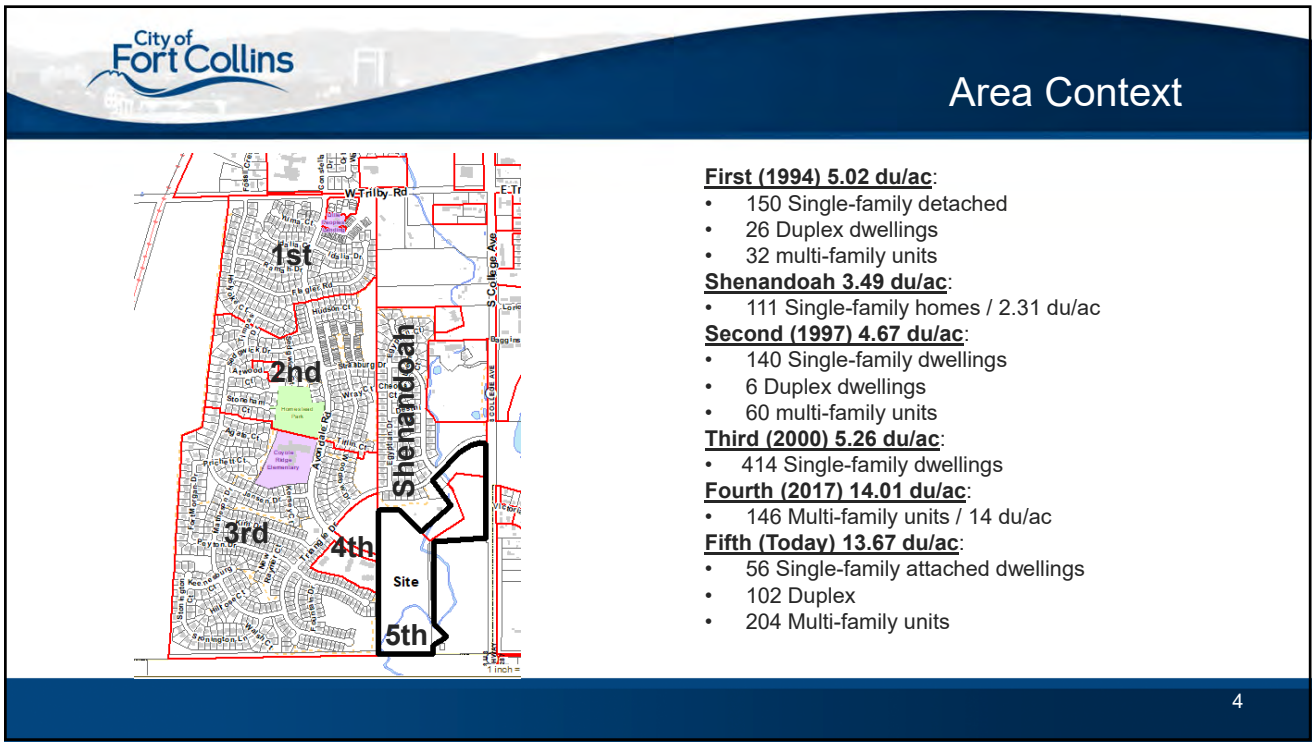
1

City of Fort Collins
Area Context
COYOTE RIDGE ELEMENTARY
Robert
Benson Lake
SITE
S College Ave
Carpenter Road
2

2

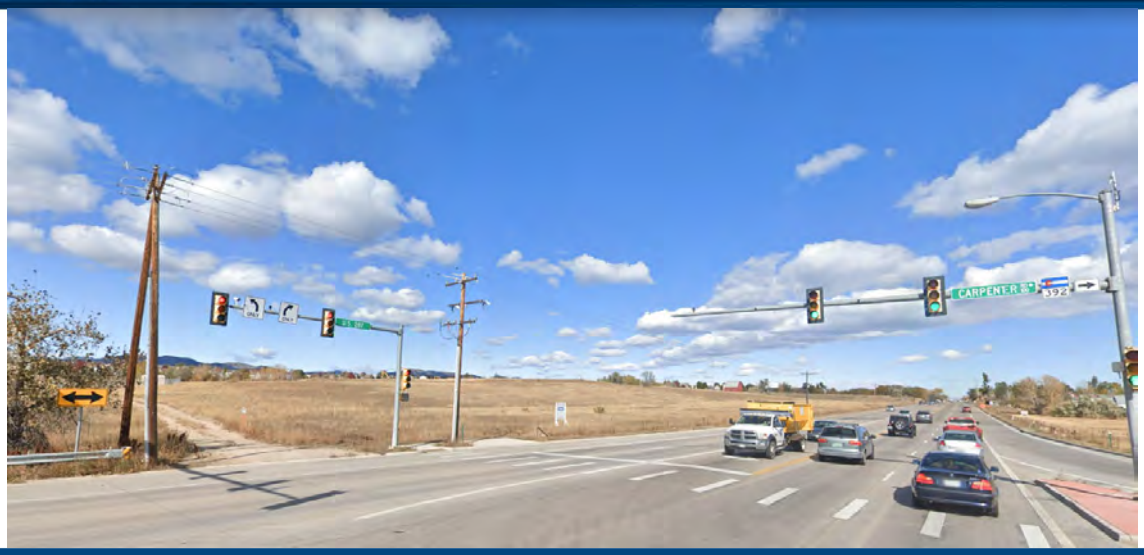

TRILBY ROAD
S. SHIELDS STREET
S. COLLEGE AVENUE
COUNTY RD. 32
PARCEL NO.2
199.46 ACRES
PARCEL NO.3
253.41 ACRES
PARCEL NO.1
5.6 ACRES
AREA 'A' – SEPARATE OWNERSHIP; AMMENDMENTS MAY BE REQUESTED BY OTHERS
GENERAL NOTES
LAND USE BREAKDOWN
OWNER'S CERTIFICATION
AN AMENDMENT TO THE
Ridgewood Hills O.D.P
OVERALL DEVELOPMENT PLAN

3


City of Fort Collins
Area Context
1st
2nd
3rd
4th
5th
Shenandoah
Site
First (1994) 5.02 du/ac:
• 150 Single-family detached
• 26 Duplex dwellings
• 32 multi-family units
Shenandoah 3.49 du/ac:
• 111 Single-family homes / 2.31 du/ac
Second (1997) 4.67 du/ac:
• 140 Single-family dwellings
• 6 Duplex dwellings
• 60 multi-family units
Third (2000) 5.26 du/ac:
• 414 Single-family dwellings
Fourth (2017) 14.01 du/ac:
• 146 Multi-family units / 14 du/ac
Fifth (Today) 13.67 du/ac:
• 56 Single-family attached dwellings
• 102 Duplex
• 204 Multi-family units
4

4

Looking NW from Carpenter Road



5

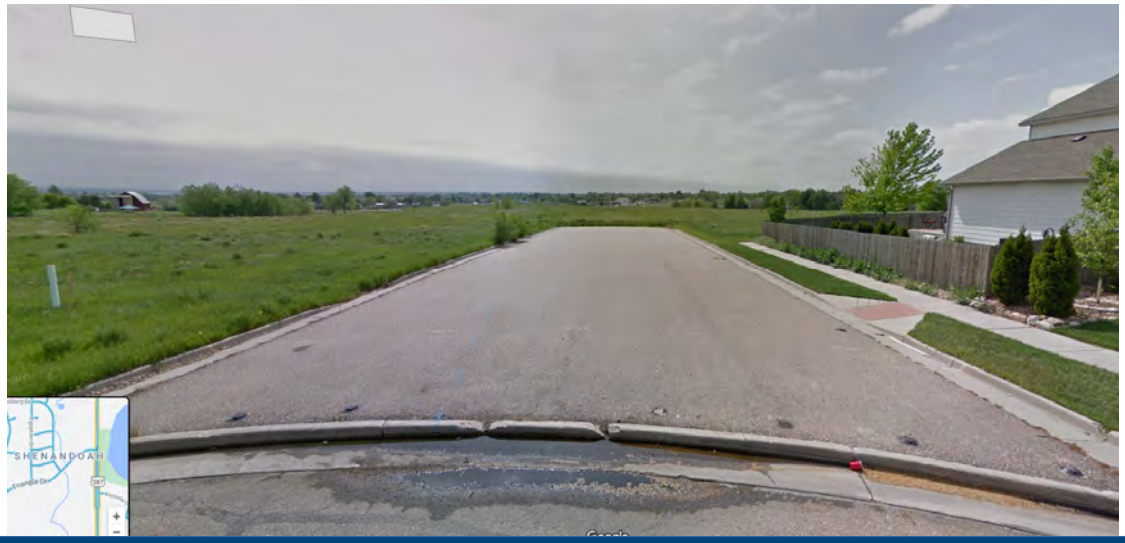
5

Looking SE from Strasburg Drive

6

6

Looking SE from Avondale Road



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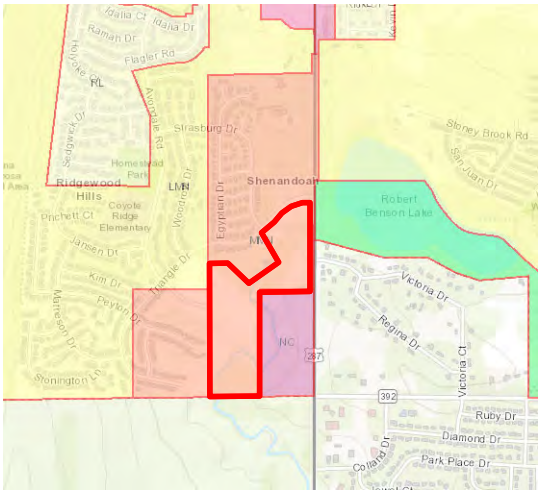
Ridgewood Hills Fifth Filing



Zoning

- Medium Density Mixed-Use Neighborhoods (MMN)
- Minimum density: 12 du/ac
- Maximum height: 3 stories

8

8

Project Overview

Ridgewood Hills Fifth Filing

- 34 acres
- 12-acres of natural habitat preserved/enhanced
- 362 units
- 13.67 du/net acre
- 5 Multi-family buildings (24,42,48-plex)
- 51 Two-family buildings
- 16 Single-family attached buildings (3 & 4 Unit)
- Skyridge Trail connection
- Clubhouse w/ pool
- Mini-park, open lands, and other amenities

9

9

City of Fort Collins

South College Corridor Plan (2009)

South College CORRIDOR PLAN

Outreach included:

- 8 public events
- Several City board meetings
- 2,200 surveys

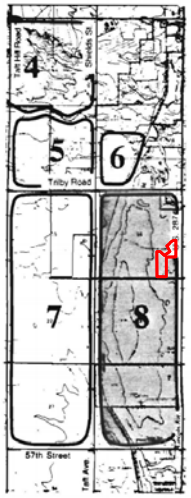
Priorities

1. Quality of Commercial Buildings
2. Improved Pedestrian Access
3. Improved Bicycle Access
4. More Landscaping/Beautification
5. More Open Space

10

10

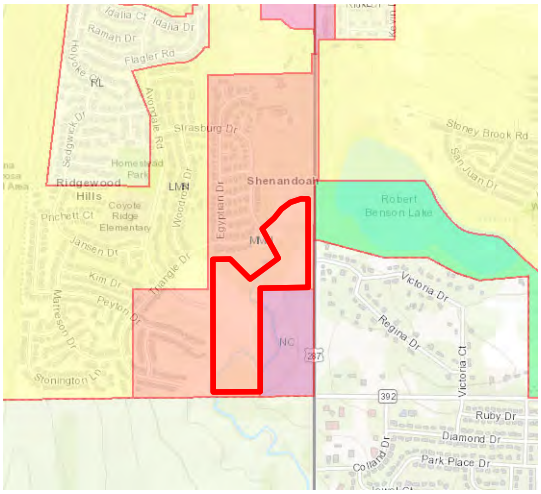
Plan for the Region between Fort Collins and Loveland (1995)



Priorities

1. Maintain open views along 287 using setback controls. (Never realized – 15' min is current standard)
2. Mixed-use in northern and southern sections, in master-planned campus setting.
3. Center section kept open to preserve rural character (Longview Farm)

Section 4.6 - MMN Zoning



- Single-family attached, two-family, and multi-family dwellings (more than 50 dwelling units) - permitted uses, subject to Type II Review
- Minimum net density of 12 du per acre (net density 13.67 du/acre)
- Maximum building height – 3-stories
  - Multi-family 24-plex: 3 stories, 40'
  - Multi-family 42-plex: 3 stories, 39' 7"
  - Multi-family 48-plex: 3 stories, 40'
  - Townhome 3-plex, Model A: 3 stories, 35' 8"
  - Townhome 3-plex, Model B: 3 stories, 37'
  - Townhome 4-plex, Model A: 3 stories, 35' 10"
  - Townhome 4-plex, Model B: 3 stories, 36' 8"
- Building design incorporates surrounding residential context

Article 3 – General Development Standards

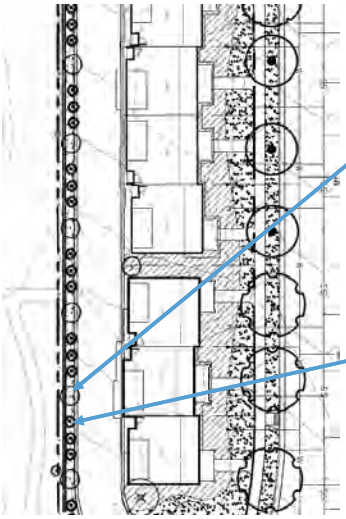
3.2.1 – Landscaping and Tree Protection

- The plan demonstrates a comprehensive approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment.
- 82 street trees
- Removal of 35 trees and installation of 37 mitigation trees
- Preservation and enhancement of 12-acres of natural habitat buffer zones
- Staff recommends two conditions of approval to address landscape buffer details and foundation landscaping.

13

13

Condition #1 & #2



Red Barron Crabapple

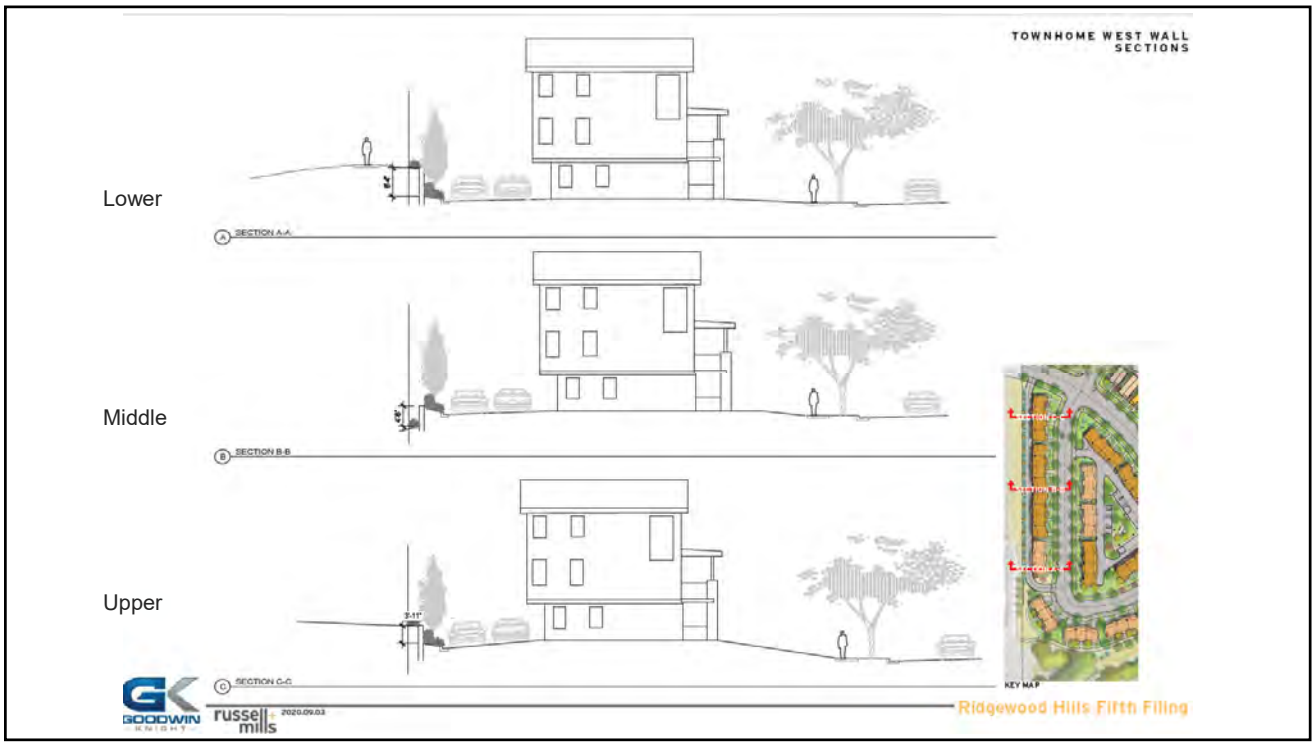
Woodward Juniper

Condition of Approval #1 & #2:

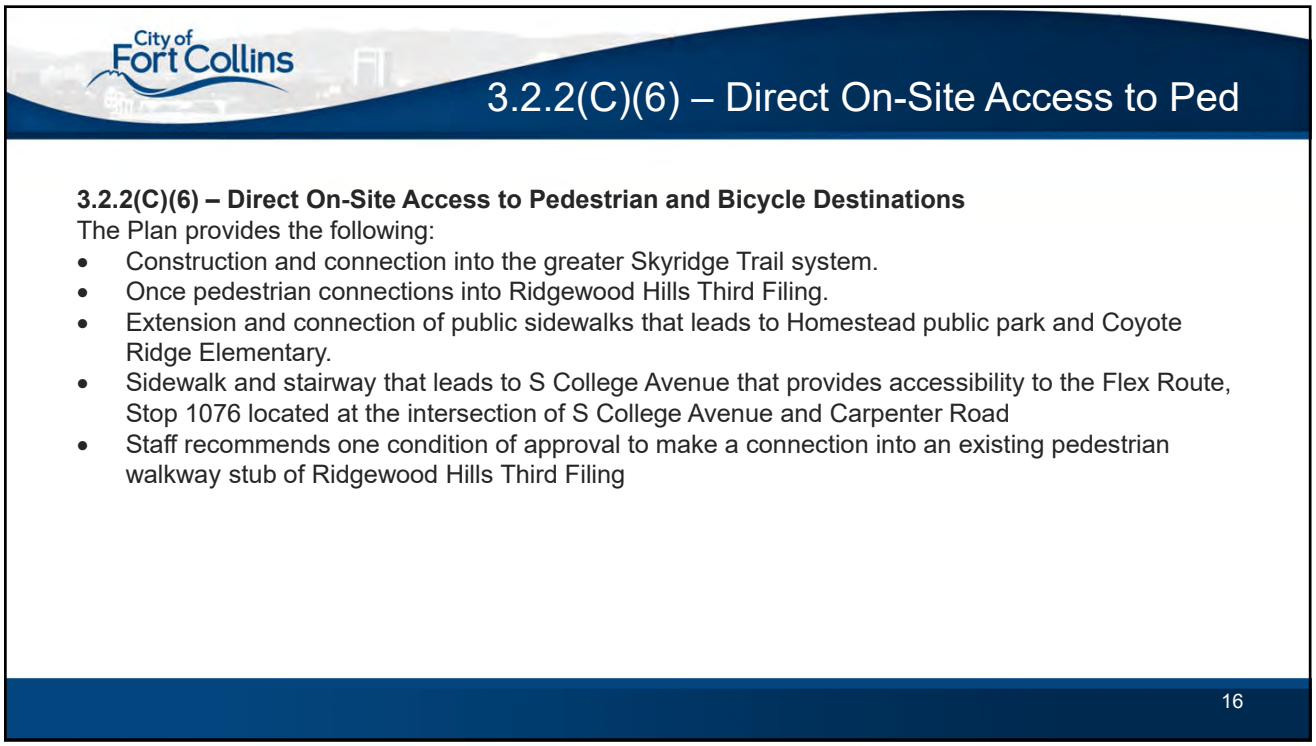
1. Prior to Final Plan approval, the amount of landscaping within Tract J, and specifically behind the western-most single-family attached dwellings located on the west side of Field View Drive (Lot 1 – Lot 17), must be detailed to include dense combination of columnar landscaping including trees and fencing or walls, which in combination, must block at least seventy-five (75) percent of light from vehicle headlights within 3-years of installation.
2. Prior to Final Plan approval, the amount, species, and location of landscaping required to meet minimum foundation planting standards will be provided for multi-family, townhome, and duplex buildings types.

14

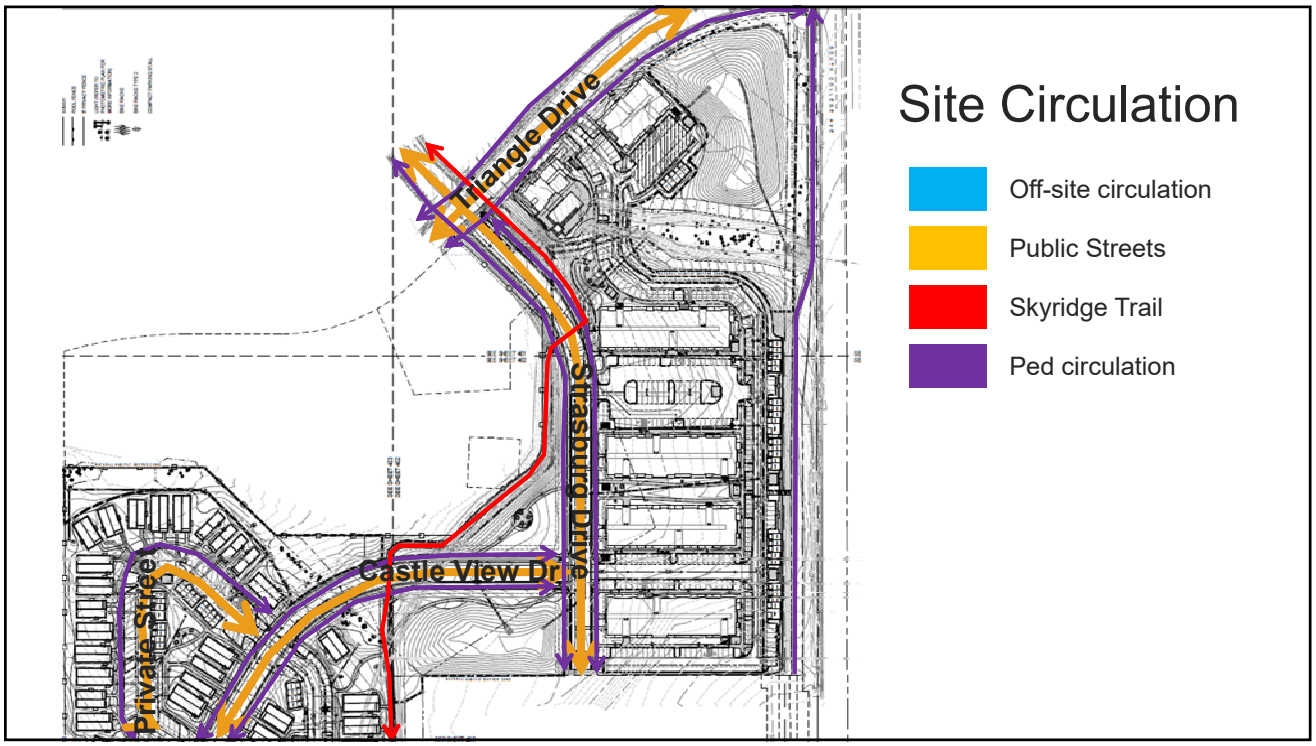
14


TOWNHOME WEST WALL SECTIONS
Lower
SECTION A-A
Middle
SECTION B-B
Upper
SECTION C-C
KEY MAP
GOODWIN KNIGHT
russell mills
2020.09.03
Ridgewood Hills Fifth Filing

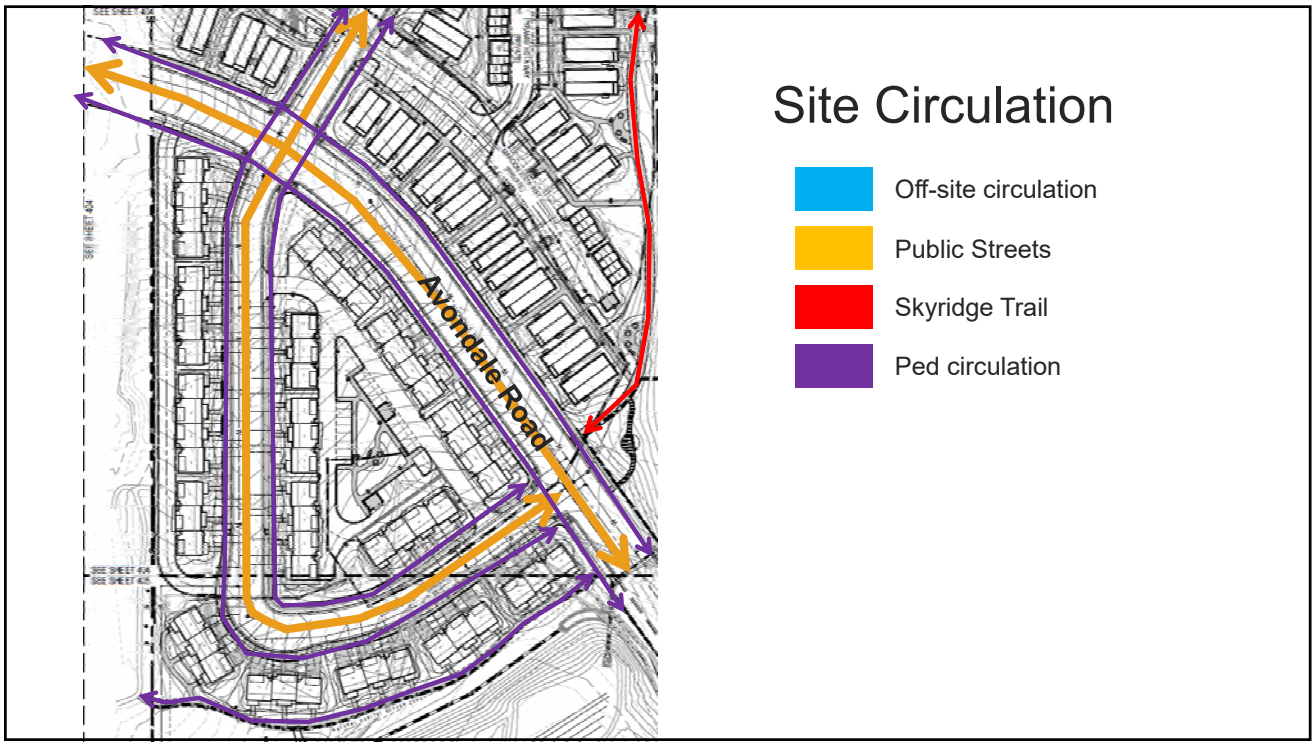
15


City of Fort Collins
3.2.2(C)(6) – Direct On-Site Access to Ped
3.2.2(C)(6) – Direct On-Site Access to Pedestrian and Bicycle Destinations
The Plan provides the following:
• Construction and connection into the greater Skyridge Trail system.
• Once pedestrian connections into Ridgewood Hills Third Filing.
• Extension and connection of public sidewalks that leads to Homestead public park and Coyote Ridge Elementary.
• Sidewalk and stairway that leads to S College Avenue that provides accessibility to the Flex Route, Stop 1076 located at the intersection of S College Avenue and Carpenter Road
• Staff recommends one condition of approval to make a connection into an existing pedestrian walkway stub of Ridgewood Hills Third Filing
16

16


Triangle Drive
Strasburg Drive
Castle View Dr
Private Stree
Site Circulation
Off-site circulation
Public Streets
Skyridge Trail
Ped circulation

17


Avondale Road
Site Circulation
Off-site circulation
Public Streets
Skyridge Trail
Ped circulation

18

Condition #3

Condition of Approval #3: - Prior to Final Plan approval, connection into the existing walkway stub of Peyton Drive shall be made.

19

19

3.2.2(K)(1)(a) – Parking

	Multi-Family	Single-family Attached	Two-Family
Required	328	106	160
Provided	282	136	177
Finding	(46)	Complies	Complies

The applicant is seeking a modification of standard that requests the use of 46 of the approximately 62 on-street parking spaces to meet the minimum parking standards of this section.

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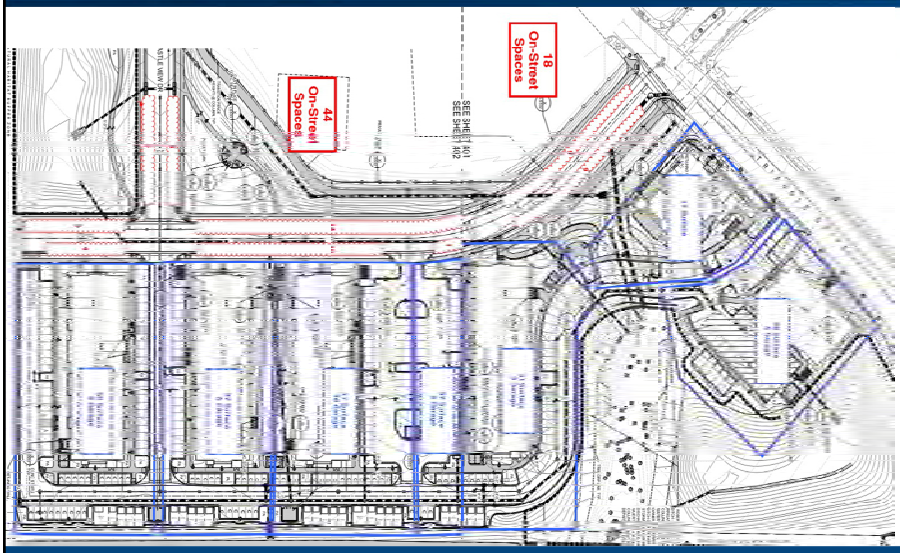
Modification #1 – 3.8.2H(3)



2.8.2H(3) – Multi-Family Parking with Internal Streets

When multi-family buildings front on an "internal street" parking may be counted to meet the parking requirements for the development.

21

21

Modification Process

Four Modification Criterion:

1. Equally well or better than would a plan which complies, or
2. Substantially alleviate an existing, defined and described problem of city-wide concern, or
3. 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
4. Will not diverge from the standards except in a nominal, inconsequential way.

and

Not detrimental to the public good

22

22

City of Fort Collins

Applicant Justification

- Allowing the dwellings to be outside of the 350 feet will not be detrimental to the public good because the dwellings are an additional 45 feet outside of the required distance with no impacts to the public.
- Bringing the plan into compliance would eliminate the three buildings, presumably in favor of a small park space in a leftover location that is not highly useable, which would limit the benefit of removing the dwelling units.
- Out of 158 units in this part of the site plan, only three do not meet this requirement. Extending the length of the walking distance from 350 to 395 feet on 3 of the 158 dwellings is a nominal and inconsequential change when considered from the perspective of the entire development plan.
- The unique shape of the parcel limits options for street alignments, causing these dwellings to be accessed via parking lot drives. In relationship to the adjacent properties and other natural features to be protected, the property creates a physical undue hardship upon the owner in terms of introducing another street.
- The plan, with the requested modification, continues to advance the following purposes of the LUC (1.2.2): (B) encouraging innovations in land development and renewal, (I) minimizing the adverse environmental impacts of development, (J) improving the design, quality and character of new development, and (N) ensuring that development proposals are sensitive to natural areas and features.

23

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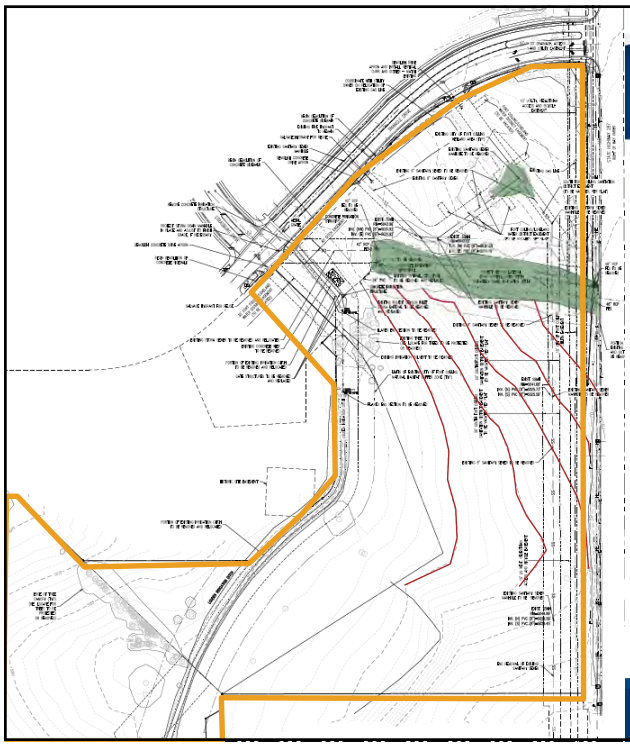

Criterion 3, “Physical Hardship”

Staff Analysis:

The entire property is irregularly shaped with sloping topography that is further constrained by natural features with requirements for protection and buffering of those features. The east side of the site is further constrained by a 22-foot wide dedication of land along S College Avenue for potential future widening.

24

24

Detriment to the Public Good

Staff Analysis:

- The development plan creates Strasburg Drive, and there are no other uses along this stretch that would need to share the parking and thus no external impacts outside of the development.
- The street is specifically designed with adequate width for parking along both sides.
- Use of the parking by residents may have the effect of calming/slowing vehicular traffic going to, from, and through the new neighborhood by indicating the multi-functionality of the street with the presence of people walking to and from the parking.

25

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Staff Finding – Modification #1

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (3) in subsection 2.8.2(H).

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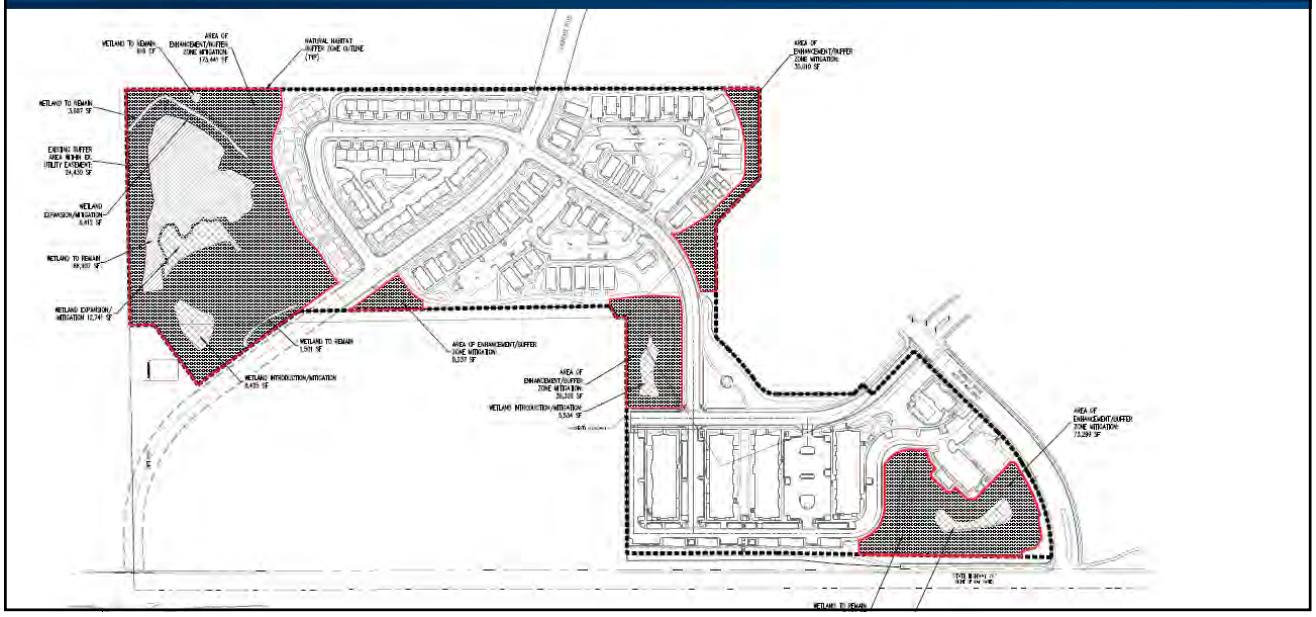
Natural Habitat & Features



27

Natural Habitat & Features

Condition of Approval #4: Staff recommends the following conditions of approval to ensure the project can meet LUC 3.4.1(E) standards:

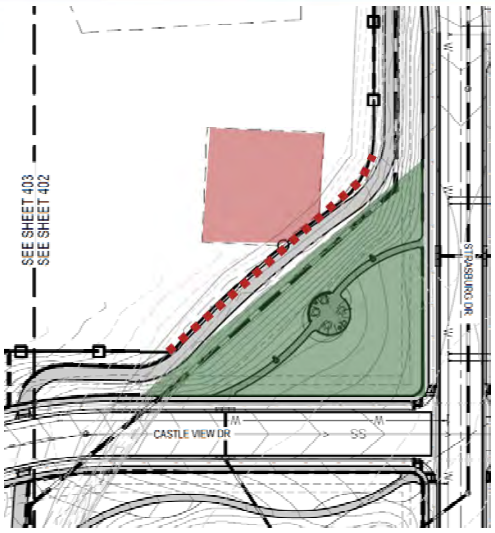
1. Complete a raptor survey after leaf fall (autumn or winter 2020) prior to FDP approval, for a complete inventory of existing conditions. If any nests are found, work with City Environmental Planning and other agencies for protection and mitigation.
2. Ensure the long-term viability of the Natural Habitat Buffer Zone and mitigation areas by completing monthly vegetation and soil monitoring of the1.5-ac wetland pre-construction and post-construction to understand changes in hydrology. There will be a total of 15-20 equally distributed monitoring plot locations of both vegetation transects and 6 groundwater monitoring piezometers. Each monitoring well shall be monitored once monthly during the growing season (May-September) for at least 1-2 years prior to construction and 3 years after construction, or until the NHBZ is accepted by the City Environmental Planner.

28

28

City of Fort Collins

Historic Resources – Deines Barn

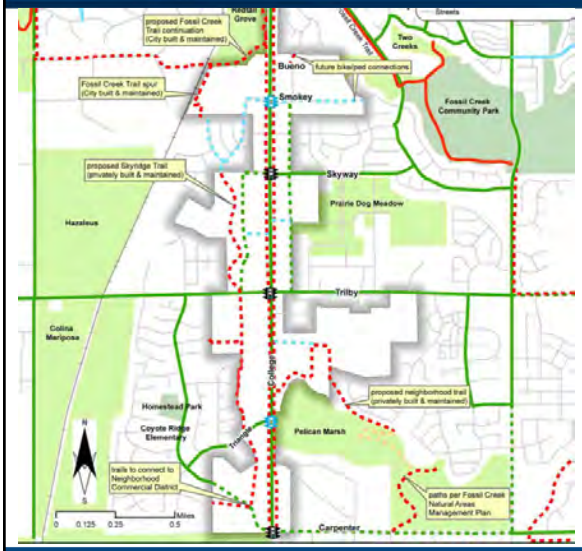


29

29

City of Fort Collins

3.4.8 – Parks and Trails



Ensure residential development connects to parks and/or trails on-site and off-site

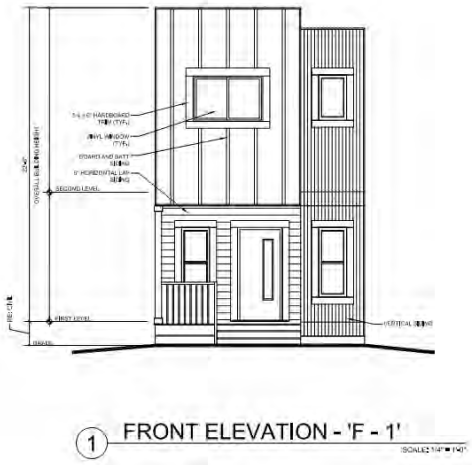
Plan connects to Homestead Park neighborhood park

Provides sidewalk connections to future multi-use regional trail (Skyridge Trail).

30

30

3.5.1(B) – Building and Project Compatibility



Condition of Approval #5: Staff recommends that at time of submittal for Final Plan, Model 'F-1' be removed from the Plan or modified in a way to provide a hipped or gabled roof.

31

31

3.5.1(C) Building Size, Height, Mass, Scale

The building's design provides for a similar height and scale when compared to the residences to the west by providing a low-pitched gable roof, 35'8" - 36'8" high (existing single-family = approximately 28 feet). Further, the massing is articulated through several 3-foot reliefs in wall plane and is dug into the side of the undulating topography 2-7 feet below the neighboring property.

32

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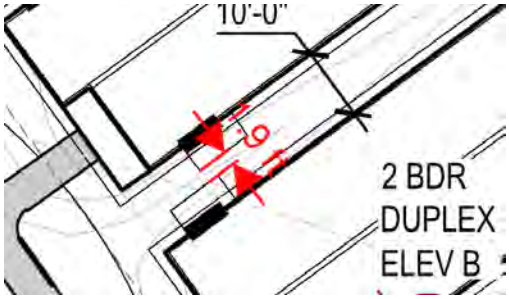
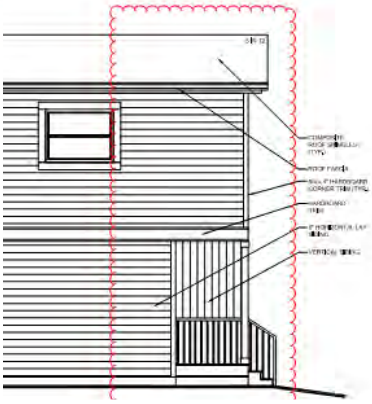
3.5.1(D) Privacy Considerations





Condition of Approval #6: Staff recommends that prior to Final Plan approval, all second story over-under duplex buildings feature a porch that mirrors the first floor unit and that all neighboring duplexes relocate side facing porches in a way that creates greater physical separation and reinforces privacy through the use of landscaping and other vertical screening techniques.

33

33

3.5.1(E) – Building Materials

Single-family attached

STONE: ELDORADO: CHAPEL HILL

ACCENT 01: WOODTONE: ASPEN RIDGE

STONE: GENERAL SHALE: SHADOW CANYON

Multi-family

COMPOSITE WOOD: TREX - COASTAL BLUFF

WOOD: TREX: SPICED RUM

STONE: CORONADO: PROLEDGE - OAKBROOK

STONE: CORONADO: PROLEDGE - HURON

34

34

3.5.1(F) – Building Color

Goodwin Knight - Ridgewood Hills Fifth Filing (Cottages)					
Color Selections (Benjamin Moore)					
Scheme	Trim	Body 1	Body 2	Accent/Uppers	Second Trim
1	2144-60 Cloud Nine	2134-60 Whitestone	2144-60 Cloud Nine	2130-50 New Hope Gray	
2	2144-60 Cloud Nine	2145-10 Avocado	2145-10 Avocado	2144-60 Cloud Nine	
3	2144-60 Cloud Nine	2000-20 Tricycle Red	2000-20 Tricycle Red	2000-20 Tricycle Red	
4	HC-169 Coventry Gray	1598 Silver Lake	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
5	2144-60 Cloud Nine	AF-100 Pashmina	AF-100 Pashmina	1508 Spring Thaw	
6	2144-60 Cloud Nine	2121-30 Pewter	2121-30 Pewter	2153-70 Ivory Tusk	
7	2144-60 Cloud Nine	HC-169 Coventry Gray	HC-169 Coventry Gray	2141-70 Vanilla Milkshake	
8	2144-60 Cloud Nine	2145-10 Avocado	2141-70 Vanilla Milkshake	2144-60 Cloud Nine	
9	859 Collingwood	1600 Timberwolf	2141-70 Vanilla Milkshake	2141-70 Vanilla Milkshake	
10	HC-169 Coventry Gray	HC-169 Coventry Gray	2173-20 Fire Dance	2153-70 Ivory Tusk	
11	2144-60 Cloud Nine	545 Buckingham Gardens	2144-60 Cloud Nine	2144-60 Cloud Nine	
12	2144-60 Cloud Nine	HC-86 Kingsport Gray	2144-60 Cloud Nine	2144-60 Cloud Nine	2169-10 Racing Orange
13	2144-60 Cloud Nine	703 Catalina Blue	627 Spring Break	2153-70 Ivory Tusk	637 Gothic Green
14	2144-60 Cloud Nine	2000-20 Tricycle Red	2173-20 Fire Dance	2141-70 Vanilla Milkshake	2126-10 Black Tar
15	2144-60 Cloud Nine	2062-40 Blue Daisy	1674 Polar Sky	2062-40 Blue Daisy	1659 Spellbound

Condition of Approval #7: Prior to Final Plan approval, all use of vibrant colors such as the red used in duplex models and white used in townhome models, will be removed. In substitution, the project must use muted earth-tone colors that pull from the surrounding natural environment and existing adjacent neighborhood.

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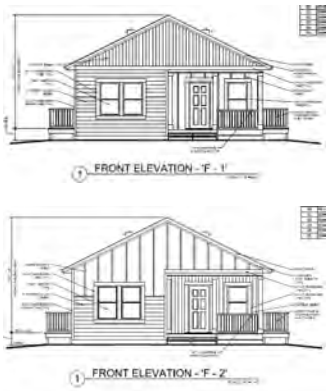
3.5.2(C)(1) – Housing Model Variety and Variation Among Buildings

Side-by-Side Two-family

Side-by-Side Two-family



Tandem Two-family

Over-under Two-family

36

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3.5.2(C)(2) – Housing Model Variety

Size/Model	Qty	Foot-print Size	Siding	Body Colors	Roof & Color	Entry Style	Windows
3-Unit Townhome (Type A)	4	85'x 29'	Board & Batt, lap siding, stucco, architectural metal panel	Taupe, Gray, Flint	Gable, Shed and Flat	Covered porch	No muntin bars
3-Unit Townhome (Type B)	4	" "	Board & Batt, Stucco, Lap Siding, synthetic stone	Polo Blue, Hazelwood, Woodstone	Gable with Shed	Covered porch	vert/hor muntin bar
4-Unit Townhome (Type A)	4	113'x 29'	Board & Batt, lap siding, stucco, architectural metal panel	Taupe, Gray, Flint	Gable, Shed and Flat	Covered porch	No muntin bars
4-Unit Townhome (Type B)	4	" "	Board & Batt, Stucco, Lap Siding synthetic stone	Polo Blue, Hazelwood, Woodstone	Gable with Shed	Covered porch	vert/hor muntin bar

37

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City of Fort Collins

3.5.2(C)(2) – Housing Model Variety

3-Unit Townhome – Type A

4-Unit Townhome – Type A

3-Unit Townhome – Type B

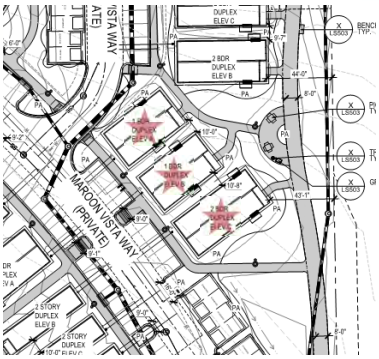
4-Unit Townhome – Type B

38

38

3.5.2(D)(1) – Relationship of Dwelling to Street

Building Orientation	Qty
Front on a Local Street	59
Side on a Local Street	4
Front on Major Walkway Spine	5
Buildings that do not comply	3
Total	71



The applicant is seeking a modification requested for three two-family dwellings (duplexes) located at the intersection of Maroon Vista Way and Pyramid Vista Way, which are parking lot drives (not streets).

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Modification Process

Four Modification Criterion:

1. Equally well or better than would a plan which complies, or
2. Substantially alleviate an existing, defined and described problem of city-wide concern, or
3. 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
4. Will not diverge from the standards except in a nominal, inconsequential way.

and

Not detrimental to the public good

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40

Applicant Justification

- Allowing the dwellings to be outside of the 350 feet will not be detrimental to the public good because the dwellings are an additional 45 feet outside of the required distance with no impacts to the public.
- Bringing the plan into compliance would eliminate the three buildings, presumably in favor of a small park space in a leftover location that is not highly useable, which would limit the benefit of removing the dwelling units.
- Out of 158 units in this part of the site plan, only three do not meet this requirement. Extending the length of the walking distance from 350 to 395 feet on 3 of the 158 dwellings is a nominal and inconsequential change when considered from the perspective of the entire development plan.
- The unique shape of the parcel limits options for street alignments, causing these dwellings to be accessed via parking lot drives. In relationship to the adjacent properties and other natural features to be protected, the property creates a physical undue hardship upon the owner in terms of introducing another street.
- The plan, with the requested modification, continues to advance the following purposes of the LUC (1.2.2): (B) encouraging innovations in land development and renewal, (I) minimizing the adverse environmental impacts of development, (J) improving the design, quality and character of new development, and (N) ensuring that development proposals are sensitive to natural areas and features.

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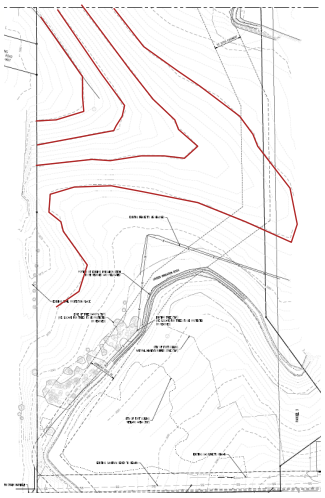
Criterion 3 – “Physical Hardship”

Staff Analysis

The irregular shape and topography of the overall property create practical difficulties in getting a street(s) introduced into to this portion of the property as part of the overall street and block pattern.



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Criterion 4 – "Nominal & Inconsequential"

Staff Analysis

- The buildings are three out of 65 two-family and single-family attached buildings in this portion of the plan. They contain six out of 158 corresponding units, or 3.8% of the total two-family and single-family attached units. This is a nominal and inconsequential effect from the perspective of the whole plan. The purposes of the standard regarding neighborhoods characterized by dwellings placed along streets is met throughout the plan and is unaffected by these three buildings.
- Walkways from Castle View and Avondale provide reasonably direct access from Castle View Drive at about 395 feet. One of the walkways is as 'Major Walkway Spine.' The 395 feet exceeds the stated limit of 350 feet. This is partly offset by the presence of a second walkway leading to the units from Castle View Drive (not a Major Walkway Spine and a similar distance from the street). These are additional considerations in staff's finding of 'nominal and inconsequential.'

43

43

Detriment to the Public Good

Staff Analysis

The plan continues to advance the purposes of the Land Use Code listed in Section 1.2.2, the same as would a plan without the three buildings because the overall PDP is consistent with adopted plans for efficient use of land served by adequate public services while incorporating natural features.

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Staff Finding – Modification #2

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (1), (3), and (4) in Section 2.8.2(H).

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3.5.2(F) – Garage Doors

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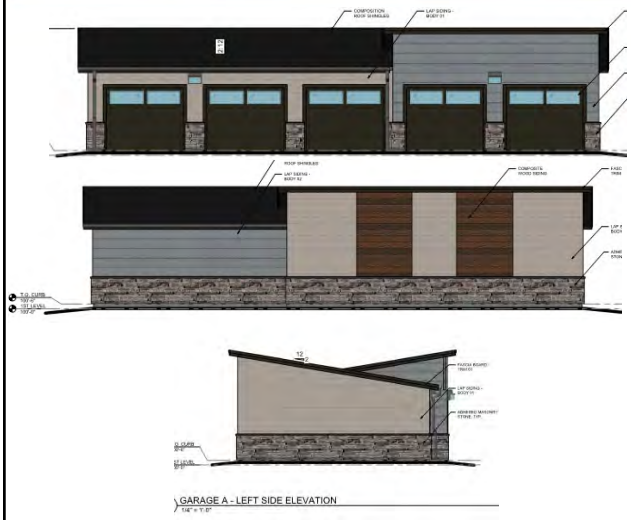
3.5.2(G)



The six multi-family garages comply with this standard by providing the techniques which include a change in wall plane of at least six inches, change in roof plane, and change in materials which in combination, exceed the minimum requirements of this standard.

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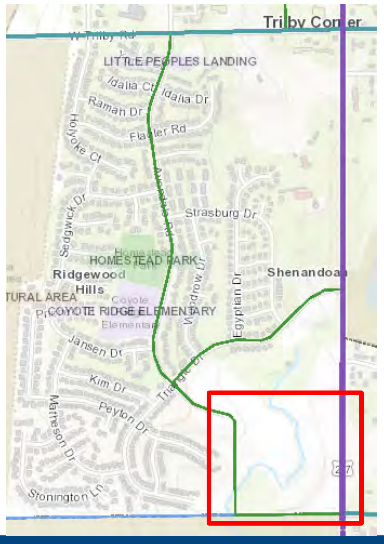
3.6.1(D) - Master Street Plan



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Transportation Level of Service Requirements

- The project is required to construct a traffic signal at the intersection of S College Ave and Triangle Dr prior to any certificates of occupancy.
- The project is required to construct the continuation of Avondale and Strasburg through the site as identified on the Ridgewood Hills Overall Development Plan and the City's Master Street Plan.
- The project is required to provide funds through transportation capital expansion fees that can contribute toward improvements at the intersection of College Avenue and Trilby Road.

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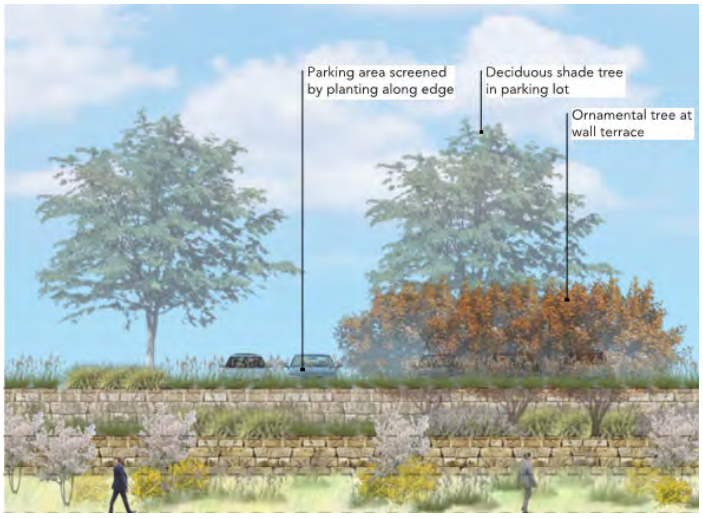
3.8.11 Fences and Walls



The proposed retaining wall system features a buff sandstone finish that aligns with the gateway theme described by the South College Corridor Plan. Landscaping within the terraced areas will be provided as shown in the rendering below.

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3.8.30(B) – Multi-family Mix of Housing Types

Housing Type	# of Buildings	%
Multi-family 24-plex	1	20%
Multi-Family 42-plex	2	40%
Multi-family 48-plex	2	40%
Total	5	

51

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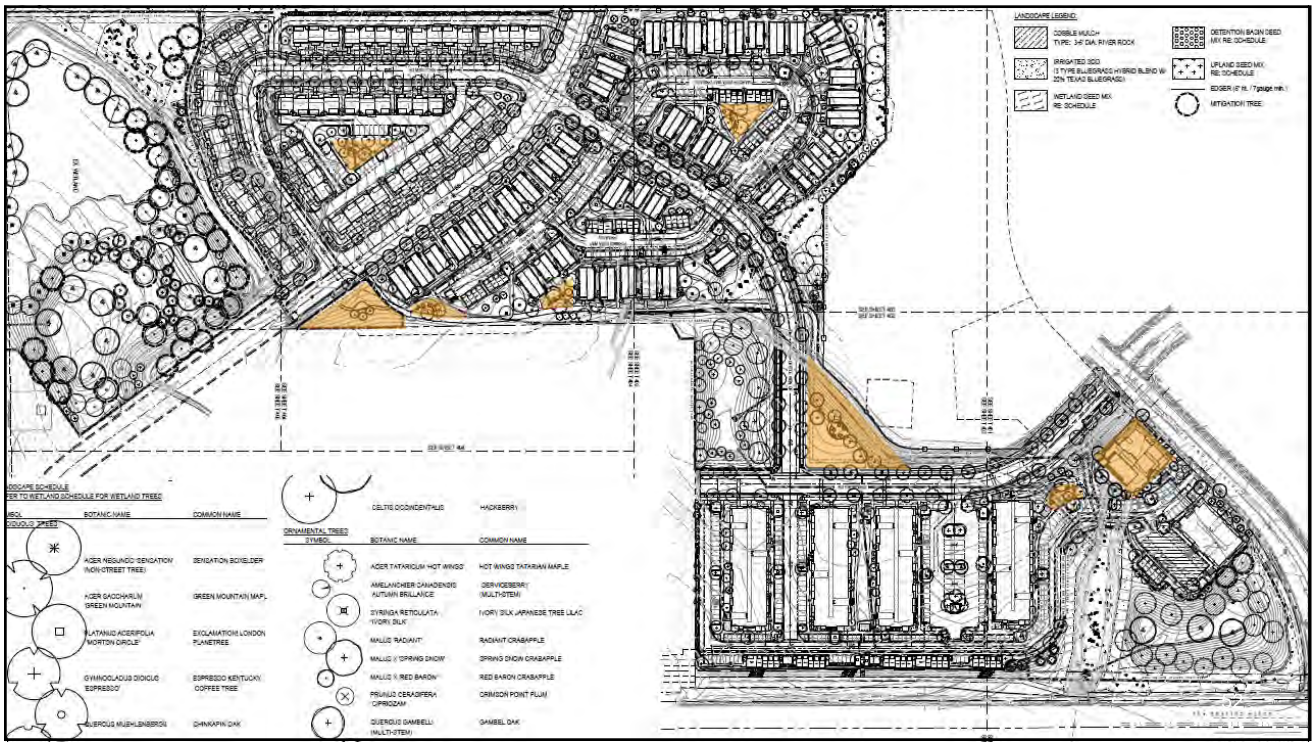

52

3.8.30 (F)(2) – Variation Among Buildings

Model A-24

Model A-48

Model A-42

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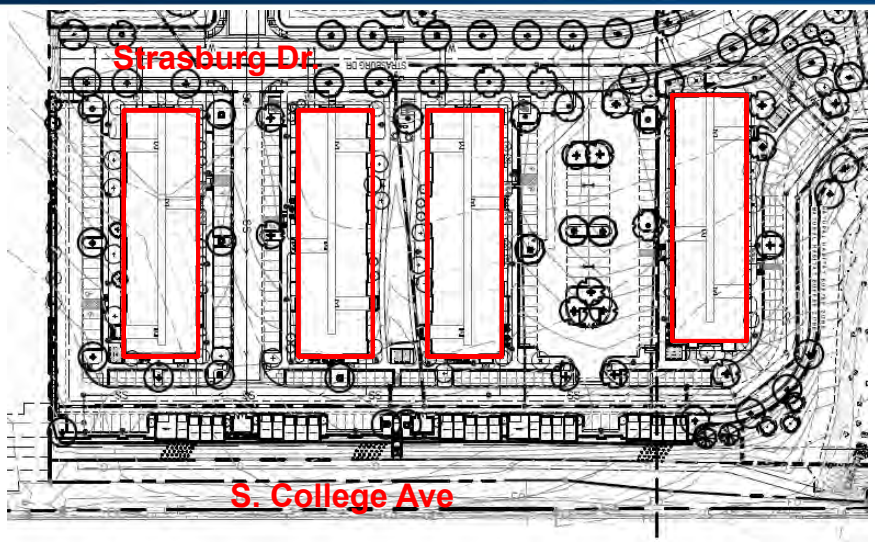
53

Variation Among Buildings – Modification Req.



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Modification Process

Four Modification Criterion:

1. Equally well or better than would a plan which complies, or
2. Substantially alleviate an existing, defined and described problem of city-wide concern, or
3. 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
4. Will not diverge from the standards except in a nominal, inconsequential way.

and

Not detrimental to the public good

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Applicant Justification

- Design features and architectural elements create a significant difference between the two building types, which are the subject of the modification request. The two types are a 42-unit building and a 48-unit building. The compositions of units in the two types result in the two building types having approximately the same overall length and width.
- Distinguishing design features include differing over-framed elements, balconies, roof/parapet design, materials and colors, building entries, projecting and recessed modules, and patios in different locations. Entries at the ends of the buildings facing streets have been treated differently. Awnings and roofs are designed differently to distinguish these building types as independent of one another.

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Criterion 1 – "Equal or Better"

The distinguishing elements demonstrated in the renderings create a degree of variation such that the similarity of footprints is not readily apparent and is highly mitigated. In this case, staff finds that the design variations obviate the need to change the footprints.

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Detriment to the Public Good

- The buildings placed next to each other are completely different in their exterior design as viewed on the ground. The similar building footprints are most apparent when viewed on a plan or from the air.
- On the ground, the similar footprints would be most readily apparent from a distance, where an observer can see the group of buildings together, mainly from S. College Ave./US Hwy 287. The scale of the roadway, distances from the roadway, the slope upward from the roadway, the row of garages along the east edge of the apartments, and extensive landscaping all work in conjunction to mitigate visual effects of the row of large buildings.
- The building design creates visual interest and avoids monotonous repetition.

58

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Staff Findings

Staff finds that the granting of the modification of standard would not be detrimental to the public good and that the request satisfies criterion (1) in subsection 2.8.2(H) – “equal or better.”

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3.8.30(F)(3) – Variation of Color

Model	Body Color	Accent Color
Model A-24	North Hampton Beige (Lap Siding) Sweatshirt Gray (Lap Siding) Coachman’s Cape (Vertical Siding)	Aged Copper (Metal Panel) Cascade White (Stucco) Night Horizon (Trim) “Huron” Stone Trex – Spiced Rum
Model A-42	North Hampton Beige (Lap Siding) Sweatshirt Gray (Lap Siding) Coachman’s Cape (Vertical Siding)	Aged Copper (Metal) Cascade White (Stucco) Night Horizon (Trim) “Huron” Stone Trex – Spiced Rum
Model A-48	North Hampton Beige (Lap Siding) Sweatshirt Gray (Lap Siding) Coachman’s Cape (Vertical Siding)	Royal Blue (Metal) Cascade White (Stucco) Night Horizon (Trim) “Oakbrook” Stone Trex – Costal Buff

Condition of Approval #8: Prior to final plan approval, the project shall demonstrate a third color scheme that is distinct and features a palette of muted, earth tones, and natural colors found in the surrounding landscape.

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3.8.30(F)(4) – Entrances

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Staff Findings

In evaluating the request for the Ridgewood Hills Fifth Filing Project Development Plan, PDP190018, staff makes the following findings of fact:

The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards with 3 Modifications of Standards and 8 conditions of approval.

Staff recommends a **Condition of Approval (1)** regarding compliance with 3.2.1 – Landscaping and Tree Protection to provide an adequate amount of landscaping to mitigate the impacts associated with the townhomes and their adjacency to several single-family residences of Ridgewood Hills Third Filing.

Staff recommends a **Condition of Approval (2)** regarding the amount, species, and location of landscaping required to meet minimum foundation planting standards for multi-family, townhome, and duplex buildings types.

Staff recommends a **Condition of Approval (3)** regarding compliance with 3.2.2(C)(6) – Direct On-Site Access to Pedestrian and Bicycle Destinations to address a missing connection into the existing walkway stub of Peyton Drive.

62

Continued…

Staff supports the request for **Modification of Standards #1** to Section 3.2.2(K)(1)(b) to allow parking on Strasburg Drive to be used toward meeting the minimum parking requirements for the multi-family dwellings in the plan. Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (3) in subsection 2.8.2(H). Staff's finding of no detriment to the public good is based on the facts that the development plan creates Strasburg Drive, and there are no other uses along the stretch that would need to share the parking and thus no external impacts; and the street has adequate width for parking along both sides. Staff's finding for criterion (3), "physical hardship", is based on the following considerations: the overall property is irregularly shaped with sloping topography, and the northeast portion where the apartments are located is particularly constrained by protected natural features and a 22-foot wide dedication of land along S. College Avenue for potential future widening. While the required number of parking spaces is caused by the act of the applicant in formulating the development program with the number of units, the constraints noted above are not.

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Staff recommends a **Condition of Approval (4)** regarding compliance with 3.4.1(E) – Establishment of Buffer Zones that would require:

a. Complete a raptor survey after leaf fall (autumn or winter 2020) prior to FDP approval, for a complete inventory of existing conditions. If any nests are found, work with City Environmental Planning and other agencies for protection and mitigation.

b. Ensure the long-term viability of the Natural Habitat Buffer Zone and mitigation areas by completing monthly vegetation and soil monitoring of the1.5-ac wetland pre-construction and post-construction to understand changes in hydrology. There will be a total of 15-20 equally distributed monitoring plot locations of each vegetation transects and 6 groundwater monitoring piezometers. Each monitoring well shall be monitored once monthly during the growing season (May-September) for at least 1-2 years prior to construction and 3 years after construction, or until the NHBZ is accepted by the City Environmental Planner.

Staff recommends a **Condition of Approval (5)** regarding compliance with 3.5.1(B) General Standard – Building and Project Compatibility to remove a flat-roof over-under duplex from the Plan to provide a hipped or gable roof that matches the existing character of the surrounding neighborhoods.

64

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City of Fort Collins

Staff recommends a **Condition of Approval (6)** regarding compliance with 3.5.1(D) – Privacy Considerations to create personal private space for all second story over-under duplex units and relocate side facing porches in a way that creates greater physical separation and reinforces privacy through the use of landscaping and other vertical screening elements.

Staff recommends a **Condition of Approval (7)** regarding compliance with 3.5.1(F) – Building Color to address the use of vibrant colors such as the red used in duplex models and white used in townhome models. Colors shall be replaced with muted earth-tone colors that pull from the surrounding natural environment and existing adjacent neighborhood.

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City of Fort Collins

1. Staff supports the request for **Modification of Standards #2** to Section 3.5.2(D) regarding the relationship of dwellings to streets and parking, to allow for three duplex buildings that do not front on either a street, a connecting walkway, or a major walkway spine. Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (1), (3), and (4) in subsection 2.8.2(H). Staff's findings are based on the following considerations: the way for a plan to comply would be to eliminate the three duplexes in favor of outdoor space, and having the buildings at this location is equal to or better than a plan with the buildings removed, for purposes of the standards. The irregular shape and topography of the property create practical difficulties in getting a street(s) introduced into to this portion of the property. The buildings are three out of 158 duplex and townhome units in this portion of the plan – a nominal and inconsequential effect from the perspective of the whole plan. Two walkways from Castle View and Avondale provide reasonably direct access from Castle View Drive. For these reasons, the plan will continue to advance the purposes of code Section 1.2.2.

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City of Fort Collins

1. Staff Supports the request for **Modification of Standards #3** to Section 3.8.30(F)(2) regarding variation among multiple multi-family buildings to allow buildings with similar footprints to be placed next to each other. Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (1) in subsection 2.8.2(H) because the adjoining buildings are completely different in their exterior design as viewed on the ground, with a high degree of architectural interest in numerous differentiating features; the similar building footprints are most apparent when viewed on a plan or from the air. On the ground, the similar footprints would be most readily apparent from a distance, mainly from S. College Avenue/US Hwy 287; and the effect is mitigated by the scale of the roadway, distances from the roadway, the slope upward from the roadway, the row of garages along the east edge of the apartments, and extensive landscaping.
2. Staff recommends a **Condition of Approval (8)** regarding compliance with 3.8.30(F)(3) to demonstrate a third color scheme that is distinct and features a palette of muted, earth tones, and natural colors found in the surrounding landscape.
3. The Project Development Plan complies with relevant standards located in Division 4.6 Medium Density Mixed-Use Neighborhood of Article 4 – Districts.

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City of Fort Collins

Staff Recommendation

Staff recommends approval of the Ridgewood Hills Fifth Filing Project Development Plan, PDP200003 based on staff report information and the aforementioned Findings of Fact, three modifications and eight conditions.

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Resource Slides

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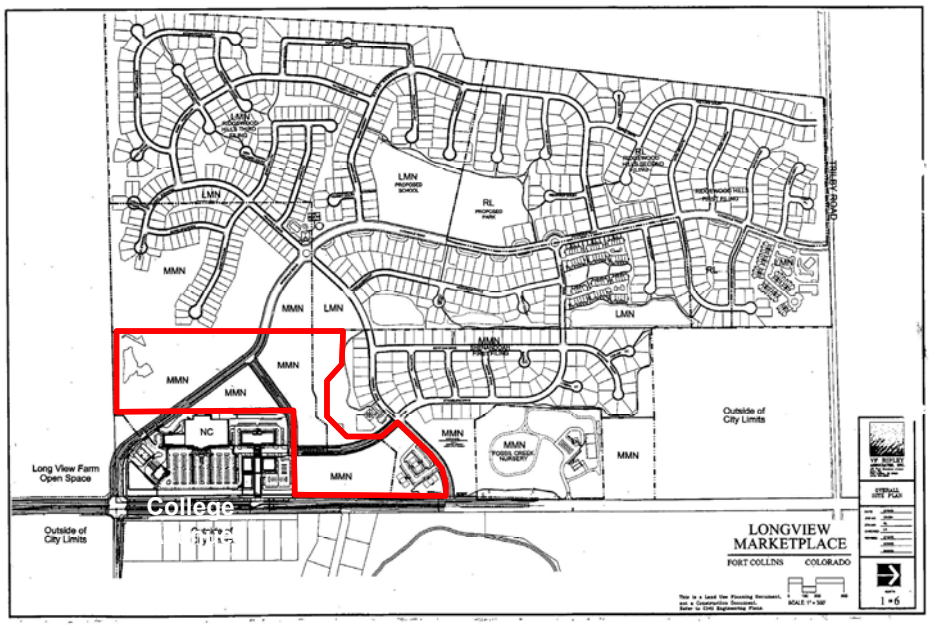
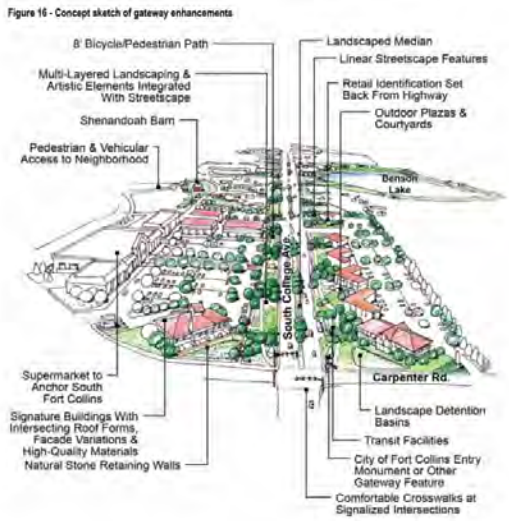
Longview Marketplace PUD - 1995



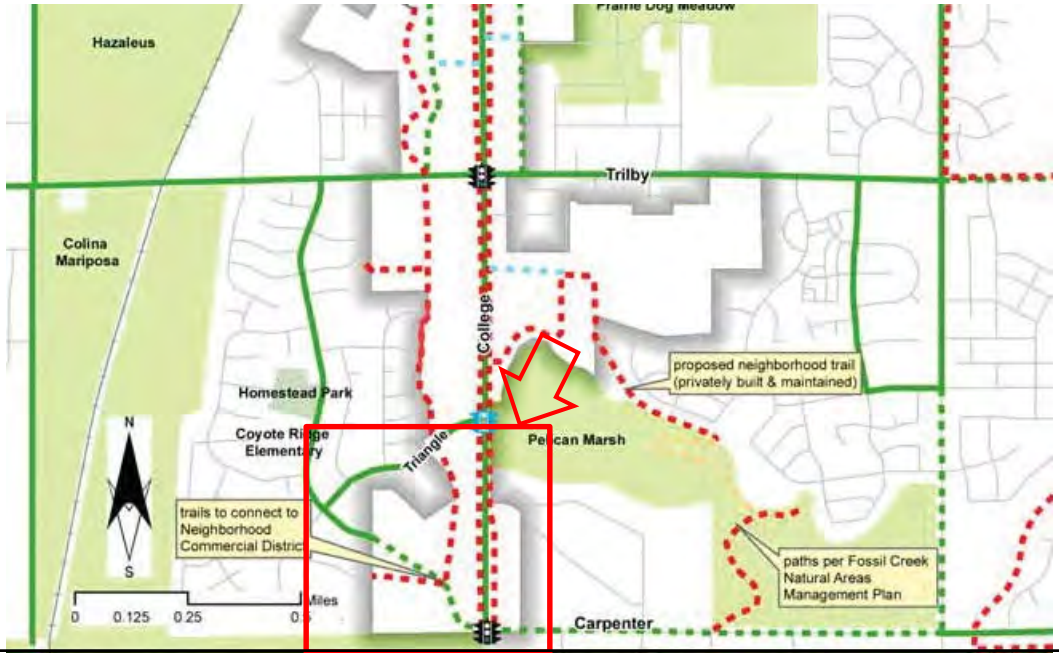
70

South College Corridor Plan - 2009



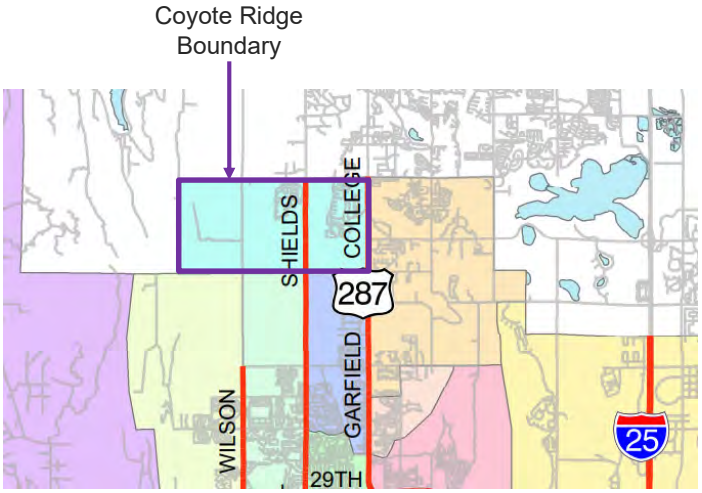
71

South College Corridor Plan, Trails Map - 2009



72

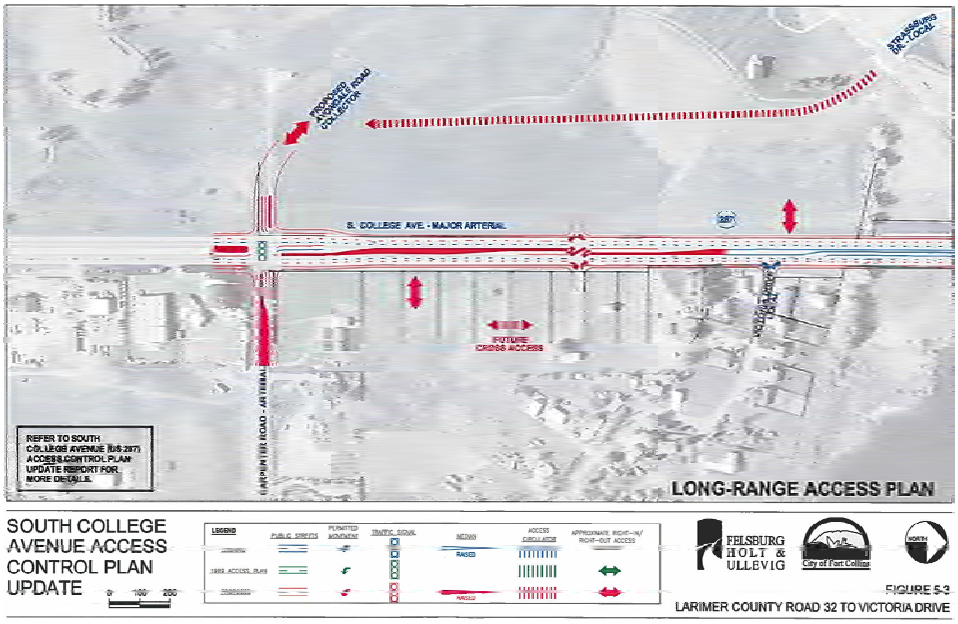
Thompson School District – Elementary School Boundaries



Capacity: 385
Current Enrollment: 362 Students
Guideline: 1-2% yield of overall development
Contact: Skip Armatoski – 970-613-5017

73

South College Access Control Plan -2002



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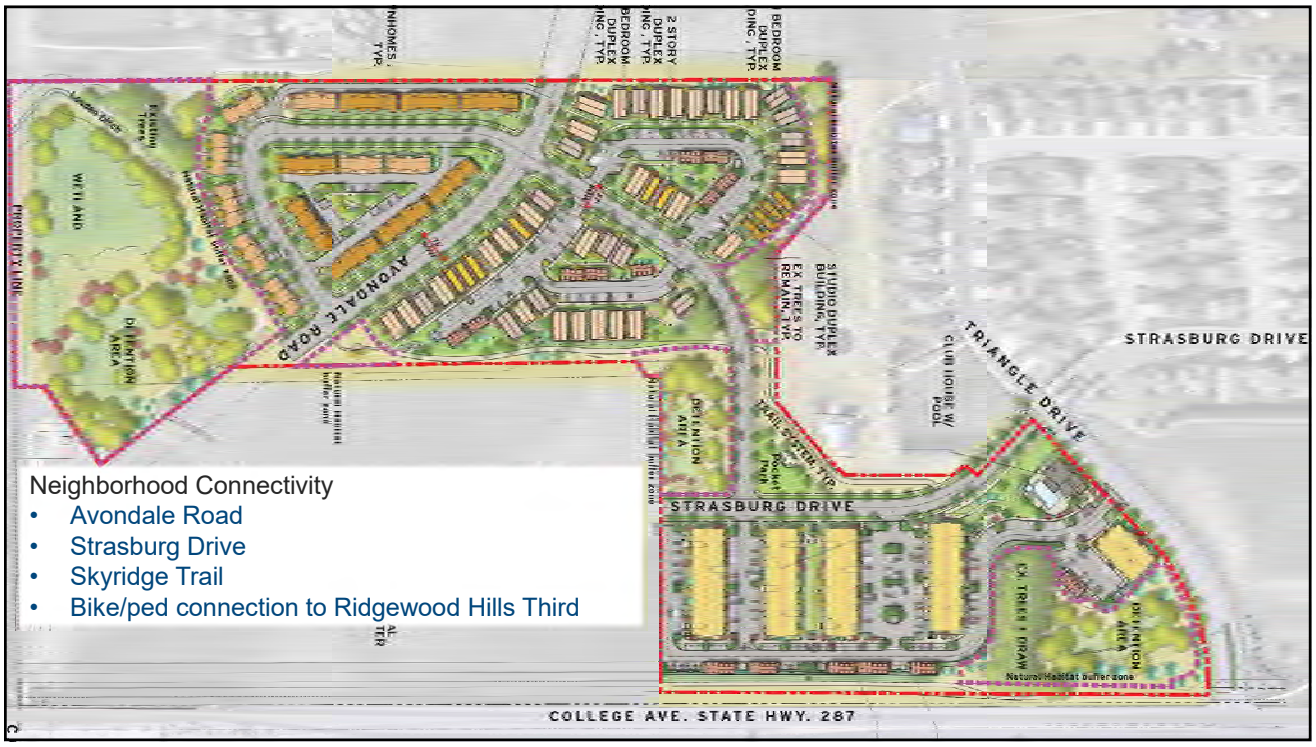
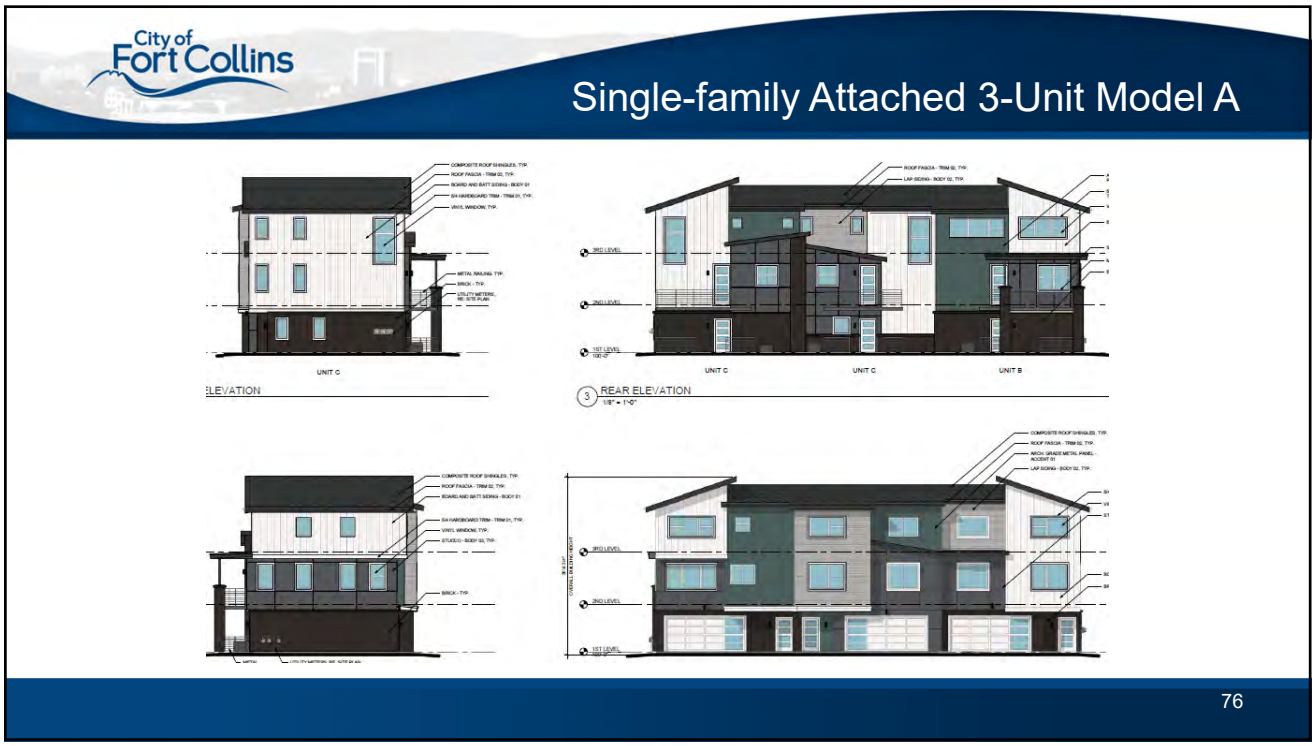

Neighborhood Connectivity
• Avondale Road
• Strasburg Drive
• Skyridge Trail
• Bike/ped connection to Ridgewood Hills Third
STRASBURG DRIVE
TRIANGLE DRIVE
AVONDALE ROAD
COLLEGE AVE. STATE HWY. 287
WETLAND
DETENTION AREA
CLUB HOUSE W/ POOL
Natural Habitat buffer zone
PROPERTY LINE

75


City of Fort Collins
Single-family Attached 3-Unit Model A
REAR ELEVATION
76

76

Single-family Attached 3-Unit Model B

77

77

Single-family Attached 4-Unit Model A

78

78

Single-family Attached 4-Unit Model B

79

79

24-Unit Multi-Family

80

80

City of Fort Collins

42-Plex Multi-Family

81

81

City of Fort Collins

48-Plex Multi-Family

82

82

Division 3.5 – Size, Height, Bulk, Mass, Scale

83

83

Ridgewood Hills Fifth Filing

Planning and Zoning Meeting

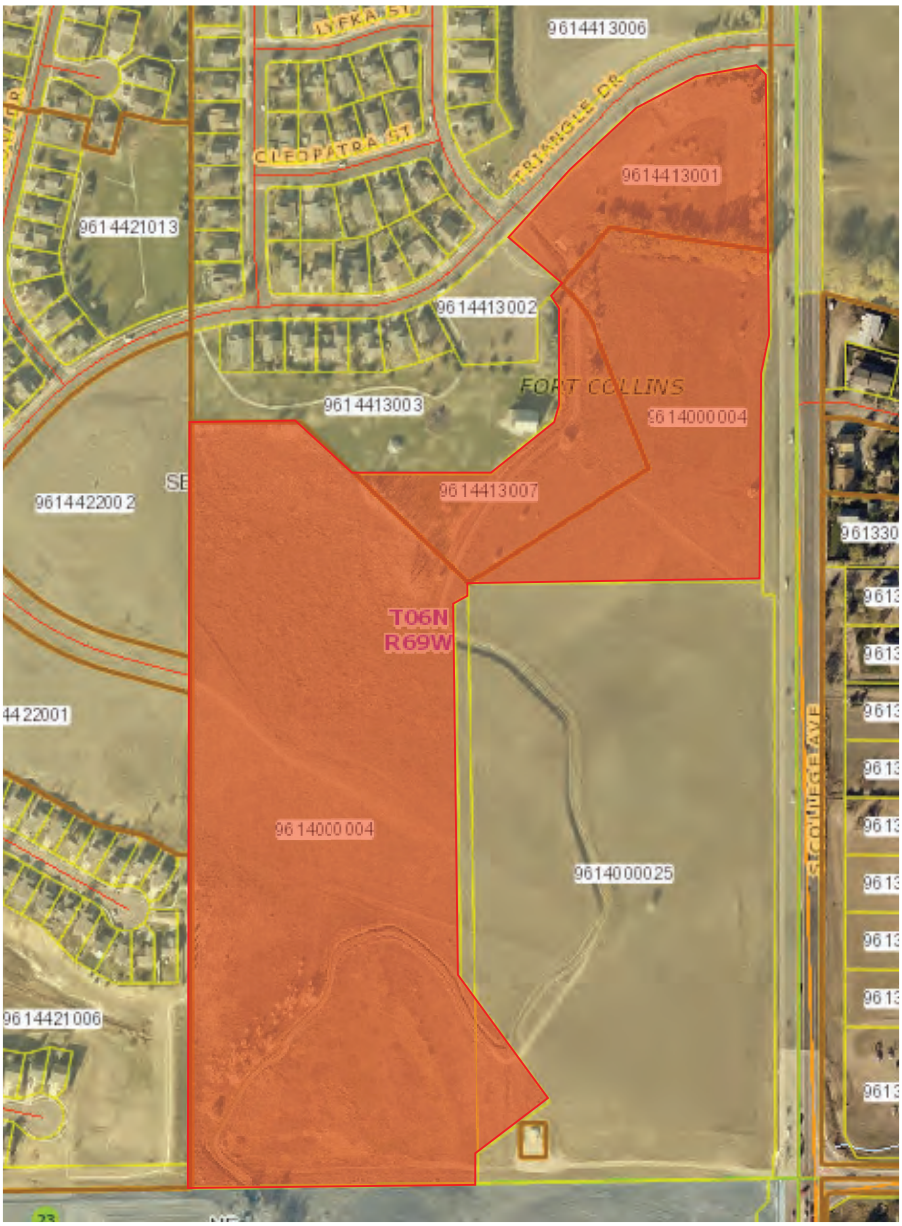
September 17 2020

GOODWIN KNIGHT

russell + mills

Galloway

Godden|Sudik ARCHITECTS



Zoning Information

MMN - Medium Density Mixed Used Neighborhood

Minimum Density - 12 DU/Net AC

Allowable Residential Uses -

1. Single-family detached dwellings on lots containing no more than six thousand (6,000) square feet.
2. Two-family dwellings.
3. Single-family attached dwellings.
4. Two-family attached dwellings.
5. Any residential use consisting in whole or in part of multi-family dwellings that contain fifty (50) dwelling units or less
6. Mixed-use dwellings.
7. Group homes for up to eight (8) developmentally disabled or elderly persons.
8. Extra occupancy rental houses with more than five (5) tenants.

Proposed Plan

Property Area = 34.80 AC gross area, 26.48 AC net area

Proposed Density - Gross: 10.37 DU/AC, Net: 13.67 DU/AC

Residential Uses - Apartment (Multi-family), Duplex and Townhome(s) (Single Family Attached)

GOODWIN KNIGHT

russell + mills 2020.09.17

0 40 80 160'

Ridgewood Hills Fifth Filing

Overall Concept Plan

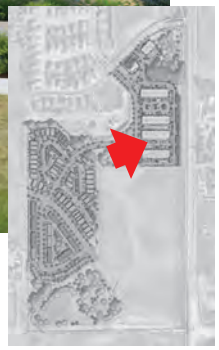
GOODWIN KNIGHT

russell + mills 2020.09.17

Ridgewood Hills Fifth Filing

Apartment Area Enlargement Plan

VIEW FROM DETENTION AREA AT STRAUSBURG DRIVE AND CASTLE VIEW DRIVE



KEYMAP

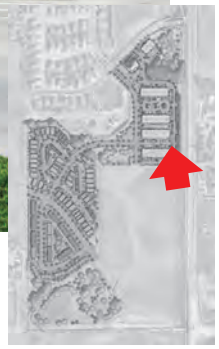
GOODWIN KNIGHT

russell + mills 2020.09.17

Ridgewood Hills Fifth Filing

Apartment Area 3d View

VIEW FROM SOUTHEAST CORNER OF APARTMENT AREA



KEYMAP

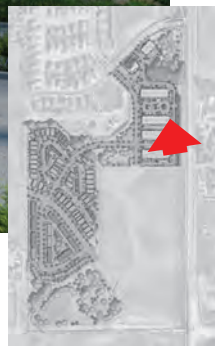
GOODWIN KNIGHT

russell+mills 2020.09.17

Ridgewood Hills Fifth Filing

Apartment Area 3d View

VIEW FROM SOUTHEAST PARKING LOT



KEYMAP

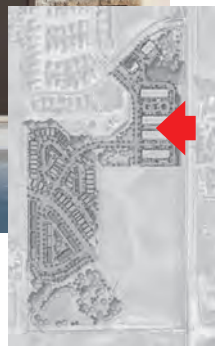
GOODWIN KNIGHT

russell + mills 2020.09.17

Ridgewood Hills Fifth Filing

Apartment Area 3d View

VIEW LOOKING WEST DOWN OPEN SPACE AREA BETWEEN APARTMENT BUILDINGS



KEYMAP

GOODWIN KNIGHT

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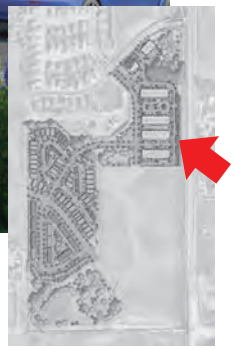
Ridgewood Hills Fifth Filing

Apartment Area 3d View

VIEW LOOKING ACROSS S COLLEGE AVE/HWY 287



KEYMAP

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Ridgewood Hills Fifth Filing

Apartment Area 3d View

APARTMENT FOOTPRINT VARIATION

CLUBHOUSE ELEVATIONS

EXTERIOR BUILDING LIGHTS:
BUILDING LIGHTS SHALL COMPLY WITH ALL REQUIREMENTS, SHALL BE FULLY SHIELDED, DOWN DIRECTIONAL, AND DARK SKY COMPLIANT. REFER TO LIGHTING PLANS INCLUDED IN THIS SUBMITTAL FOR LIGHTING CUT SHEETS AND SPECIFICATIONS.

EXTERIOR FINISH MATERIAL SCHEDULE

	COLOR (MANUF.)	COMMENTS
BODY 01	NORTH HAMPTON (BO12) (BM AC-51)	LAP SIDING
BODY 02	SHERATHERT GRAY (BM 2126-40)	LAP SIDING
BODY 03	COACHMANS CAPE (BM CSP-90)	VERTICAL SIDING
ACCENT 01	ARED COPPER (CMG METALS)	ARCHITECTURAL GRADE METAL PANEL
ACCENT 02	CASCADE WHITE (BM 2127-70)	STUCCO
TRIM 01	NEWT WORDS (BM 2104-70)	
STONE	CORONADO RIDGEDGE / HURON	
COMPOSITE WOOD	TREX - LINCOLN RUM	

- ALL MATERIALS AND COLORS SHOWN ARE PROPOSED BASED UP SIGMA, OR EQUIVALENT, SUBJECT TO CITY APPROVAL.
- ALL BUILDING MOUNTED LIGHTING SHALL BE FULLY SHIELDED, DOWN DIRECTIONAL, AND DARK SKY COMPLIANT.

3 SOUTH WEST PERSPECTIVE

2 WEST ELEVATION
1/4" = 1'-0"

1 SOUTH ELEVATION (POOL ENTRY)
1/4" = 1'-0"

CLUBHOUSE ELEVATIONS

EXTERIOR BUILDING LIGHTS:
BUILDING LIGHTS SHALL COMPLY WITH ALL REQUIREMENTS, SHALL BE FULLY SHIELDED, DOWN DIRECTIONAL, AND DARK SKY COMPLIANT. REFER TO LIGHTING PLANS INCLUDED IN THIS SUBMITTAL FOR LIGHTING CUT SHEETS AND SPECIFICATIONS

EXTERIOR FINISH MATERIAL SCHEDULE

	COLOR (MANUF.)	COMMENTS
BODY 01	NORTH HAMPTON (BEIGE (BM AC-30))	LAP SIDING
BODY 02	SHERATSHIRT GRAY (BM 2126-40)	LAP SIDING
BODY 03	COACHMANS CAPE (BM CSP-90)	VERTICAL SIDING
ACCENT 01	AGED COPPER (CMG METALS)	ARCHITECTURAL GRADE METAL PANEL
ACCENT 02	CASCADE WHITE (BM 2127-70)	STUCCO
TRIM 01	MINT WAFER (BM 2134-70)	
STONE	CORONADO PROLEDGE - HURON	
COMPOSITE WOOD	TREX - SPICED RUM	

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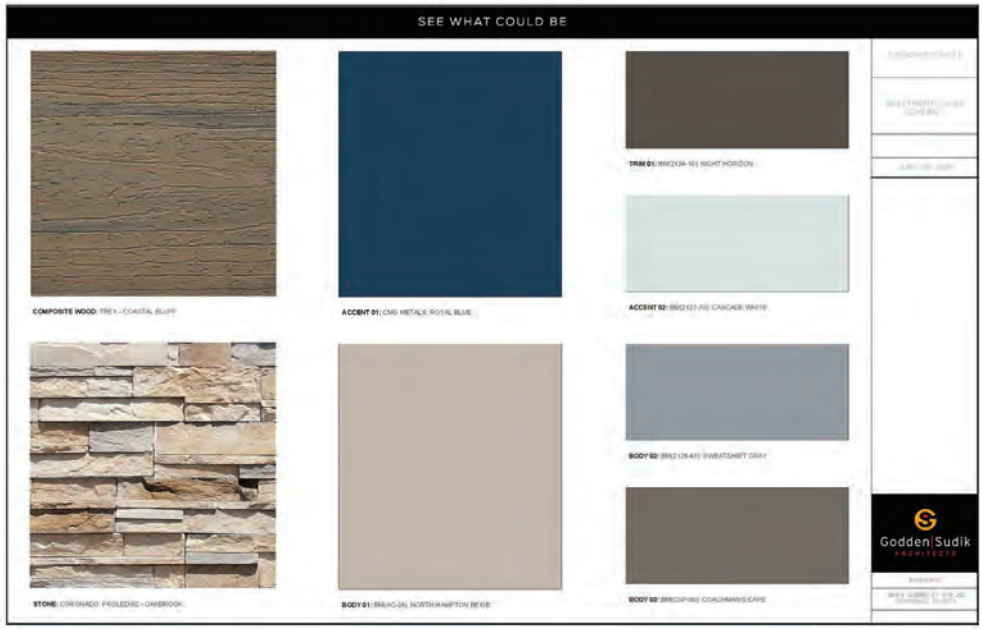
- ALL BUILDING MOUNTED LIGHTING SHALL BE FULLY SHIELDED, DOWN DIRECTIONAL, AND DARK SKY COMPLIANT

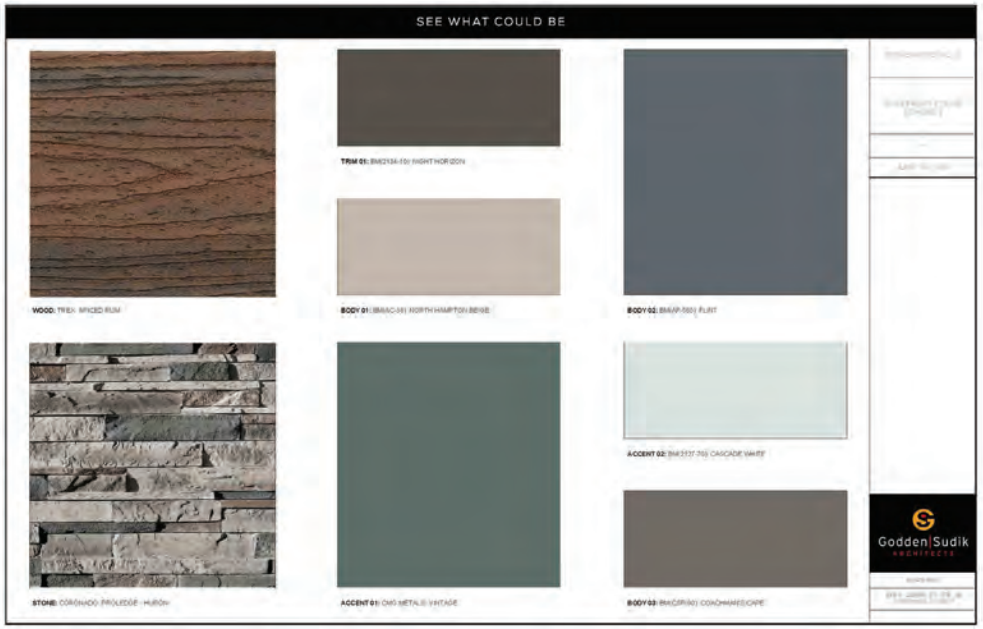
3 NORTH EAST PERSPECTIVE

2 EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION (MAIN ENTRY)
1/4" = 1'-0"

APARTMENT/CLUBHOUSE MATERIAL PALETTE

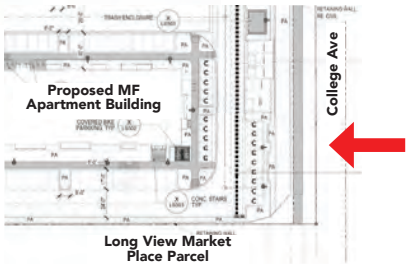




WALL ELEVATION ALONG SOUTH COLLEGE/HWY 287

Basalite - Belvedere Wall type - sandstone color

Note:
The selected wall material and streetscape elements reinforce the South College Corridor plan in regards to streetscapes, property appearance and overall design. The planting layout will enhance not only the Ridgewood Hills Fifth Filing project, but also be a catalyst for future development in this area.



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Ridgewood Hills Fifth Filing

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Ridgewood Hills Fifth Filing

Duplex/Cottage Enlargement Plan

COTTAGE 3D VIEWS

COTTAGE 3D VIEWS

COTTAGE 3D VIEWS

COTTAGE 3D VIEWS

COTTAGE PROJECT EXAMPLES

COTTAGE PROJECT EXAMPLES

COTTAGE PROJECT EXAMPLES

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Ridgewood Hills Fifth Filing

Town home Enlargement Plan

TOWNHOME ELEVATIONS AND 3D VIEWS

3 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

3D VIEWS

EXTERIOR FINISH MATERIAL SCHEDULE

	COLOR (MANUFACTURER)	COMMENTS
BODY 01	VINTAGE TAUPE (BM 2110-70)	BOARD & BATT SIDING
BODY 02	COVENTRY GRAY (BM HC-169)	LAP SIDING
BODY 03	FLINT (BM AF-560)	STUCCO
ACCENT 01	VINTAGE (CMG METALS)	ARCH. GRADE MTL PANEL
TRIM 01	VINTAGE TAUPE (BM 2110-70)	
TRIM 02	BLACK SATIN (BM 2131-10)	
BRICK	SHADOW CANYON (GENERAL SHALE)	

* ALL MATERIALS AND COLORS SHOWN ARE PROPOSED BASIS OF DESIGN, OR EQUIVALENT, SUBJECT TO CITY APPROVAL.

EXTERIOR BUILDING LIGHTS:
BUILDING LIGHTS SHALL COMPLY WITH ALL REQUIREMENTS, SHALL BE FULLY SHIELDED, DOWN DIRECTIONAL, AND DARK SKY COMPLIANT. REFER TO LIGHTING PLANS INCLUDED IN THIS SUBMITTAL FOR LIGHTING CUT SHEETS AND SPECIFICATIONS.

3-PLEX TOWNHOME ELEVATION TYPE 1

TOWNHOME ELEVATIONS AND 3D VIEWS

3 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE

	COLOR (MANUFACTURER)	COMMENTS
BODY 01	POLO BLUE (BM 2062-10)	BOARD & BATT SIDING
BODY 02	HAZELWOOD (BM 1005)	STUCCO
ACCENT 01	ASPEN RIDGE (WOODTONE)	LAP SIDING
TRIM 01	TARPLEY BROWN (BM CW-170)	
STONE	ELDORADO STONE (CHAPEL HILL)	

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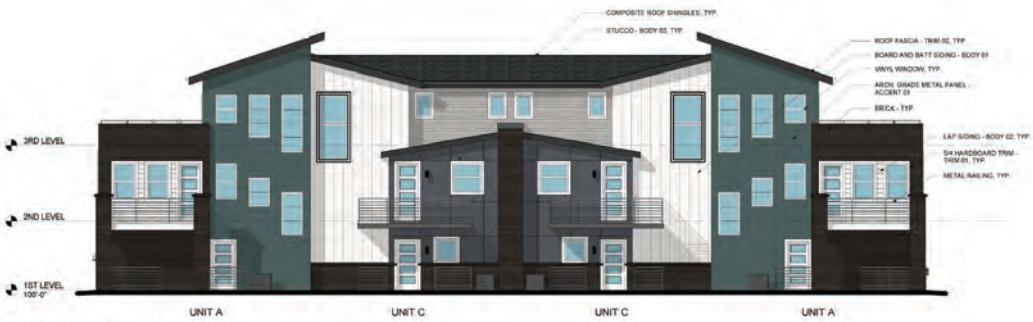
3-PLEX TOWNHOME ELEVATION TYPE 2

3D VIEWS

TOWNHOME ELEVATIONS AND 3D VIEWS



3 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

4-PLEX TOWNHOME ELEVATION TYPE 1

EXTERIOR FINISH MATERIAL SCHEDULE

	COLOR (MANUFACTURER)	COMMENTS
BODY 01	VINTAGE TAUPE (BM 2110-70)	BOARD & BATT SIDING
BODY 02	COVENTRY GRAY (BM HC-169)	LAP SIDING
BODY 03	FLINT (BM AF-560)	STUCCO
ACCENT 01	VINTAGE (CMG METALS)	ARCH. GRADE MTL PANEL
TRIM 01	VINTAGE TAUPE (BM 2110-70)	
TRIM 03	BLACK SATIN (BM 2131-10)	
BRICK	SHADOW CANYON (GENERAL SHALE)	

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3D VIEWS

TOWNHOME ELEVATIONS AND 3D VIEWS

3 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE

	COLOR (MANUFACTURER)	COMMENTS
BODY 01	POLO BLUE (BM 2062-10)	BOARD & BATT SIDING
BODY 02	HAZELWOOD (BM 1005)	STUCCO
ACCENT 01	ASPEN RIDGE (WOODTONE)	LAP SIDING
TRIM 01	TARPLEY BROWN (BM CW-170)	
STONE	ELDORADO STONE (CHAPEL HILL)	

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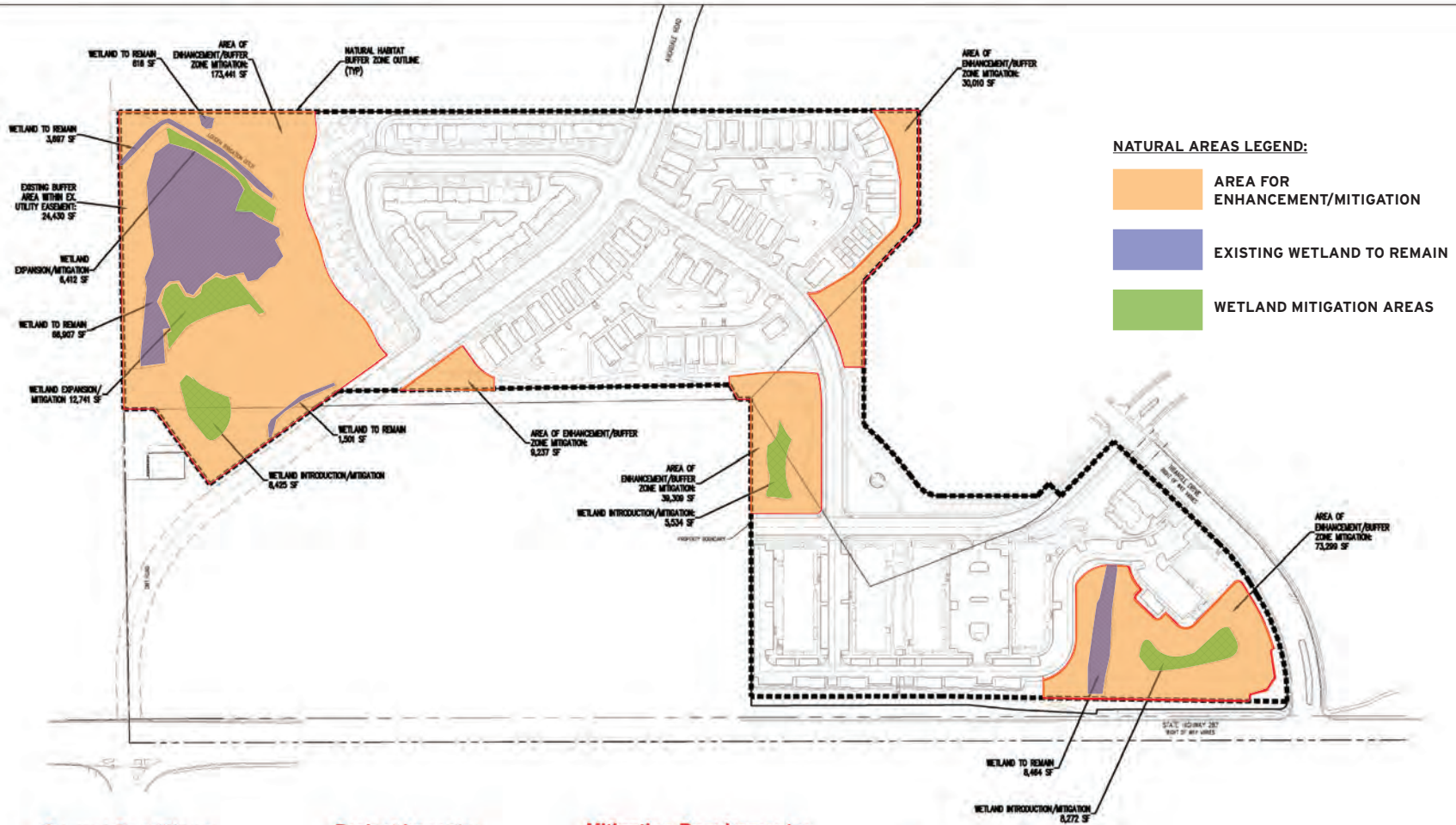
4-PLEX TOWNHOME ELEVATION TYPE 2

3D VIEWS



Current Conditions:
Delineated Wetlands — 2.36 AC
Wetland Buffer Zones — 8.14 AC
Total Wetlands w/ Buffer — 10.50 AC

Project Impacts:
Delineated Wetlands — 0.49 AC
Wetland Buffer Zones — 6.45 AC
Total Impacts — 6.95 AC

Mitigation Requirements:
Impacted Wetlands — 0.49 AC
Impacted Buffer Zones — 6.45 AC
Total Mitigation Requirements — 6.95 AC

Proposed Mitigation:
Wetland Expansion/Mitigation at Southwest Portion of Site — 0.63 AC
Wetland Introduction/Mitigation — 0.32 AC
Areas of Enhancement/Buffer Zone Mitigation — 7.46 AC

Total Mitigation Shown - 8.41 AC
Existing Wetland & Buffer to Remain — 3.55 AC
Total Mitigation + Wetland & Buffer to Remain — 11.96 AC

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Ridgewood Hills Fifth Filing
Open Space Enhancement Areas

Thank You

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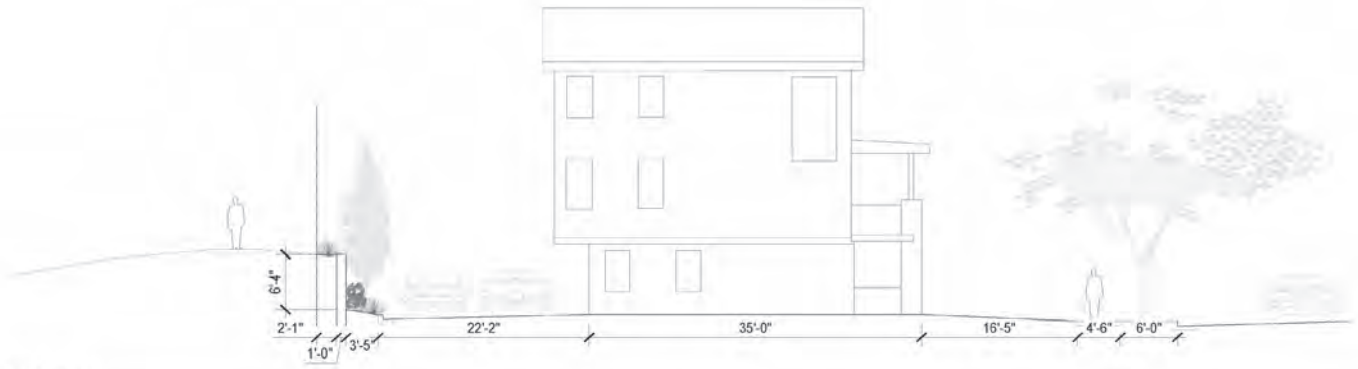
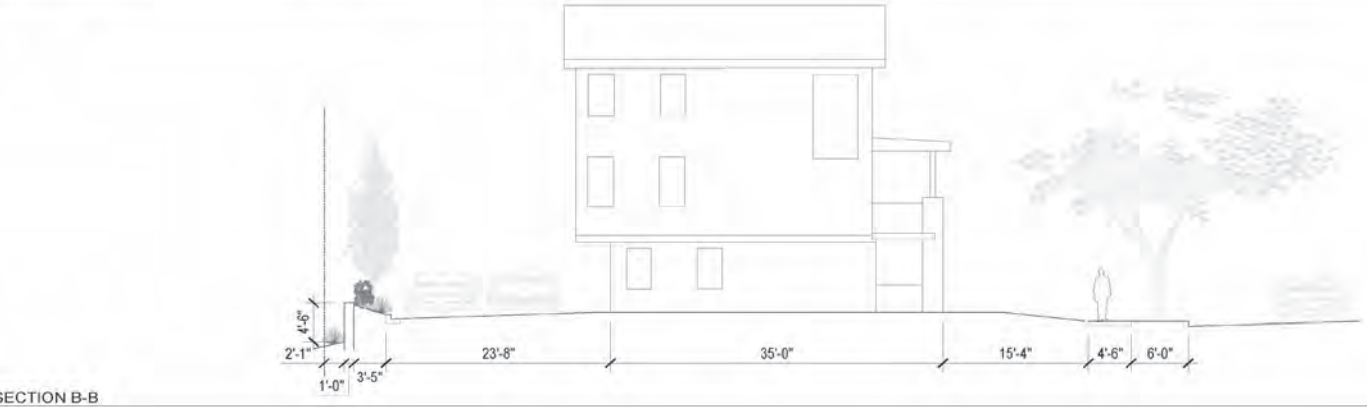
Galloway

Godden|Sudik ARCHITECTS

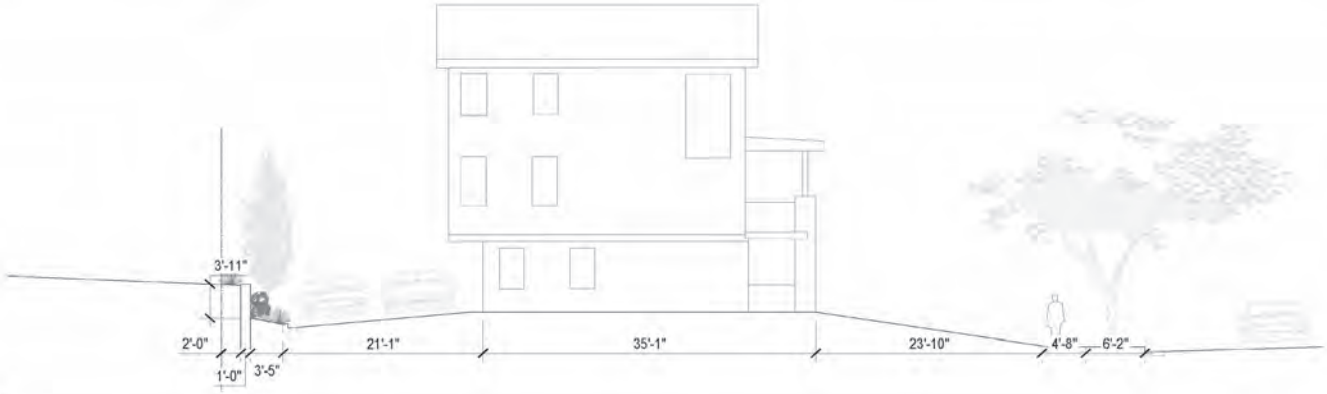
TOWNHOME WEST WALL SECTIONS



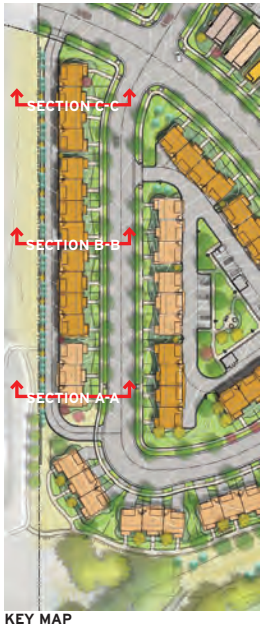
A SECTION A-A



B SECTION B-B



C SECTION C-C



KEY MAP

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