

# CONCEPTUAL REVIEW STAFF COMMENTS

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MEETING DATE: June 3, 1985

ITEM: Opera House PUD

APPLICANT: Dick Beardmore, A/E Design, 110 North College Avenue, Fort  
Collins, CO 80524

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## LAND USE DATA:

24,000 sf addition (theatre and office use) and 23,000 sf of existing building (office, retail and theatre)

## COMMENTS:

1. Water services not used must be abandoned at main.
2. Transformer pad needed at rear of site.
3. Building will be sprinkled.
4. Any damaged existing curb, gutter and sidewalk needs to be replaced.
5. Need a storm drainage report (although not detailed). A variance should be pursued.
6. Any utility work within College Avenue will require permits from both the State Highway Department and City Engineering Services.
7. Pedestrian connection important for parking situation. Design of this needs to create an appealing entrance at both ends.
8. Dedication of pedestrian connection will require legal review for potential liability.
9. Traffic Impact Study is needed. Emphasis should be on peak useage (i.e., theatre); parking. Parking element of study should identify peaks of parking as well as potential of joint parking.
10. At the time of construction, coordinate with traffic is encouraged to handle construction parking, etc.

MEMORANDUM

John St. John  
Light & Power

TO:  
FROM: Bonnie Tripoli, Development Coordinator  
RE: Subdivision Utility Plans  
DATE: June 6, 1985

Submitted for your review and comment are utility plans for:

Opera House Block Building PUD

Please respond by:

June 21, 1985

IT IS VERY IMPORTANT THAT SPACE  
BE LEFT (6' x 10') FOR TRANSFORMER, METERS,  
ETC. FOR THIS BUILDING.

S/J  
6-10-85

DATE

6 June 1985

DEPARTMENT

LHP

ITEM:

#40-85

OPERA HOUSE PUD - Preliminary

## COMMENTS

WILL NEED TO LEAVE SPACE ON  
PRIVATE PROPERTY FOR A TRANSFORMER  
TO SERVE NEW CONSTRUCTION. WILL NEED  
6' X 10' WITH ALLEY SERVING. DEVELOPER  
TO COORDINATE THIS WITH LHP BEFORE  
BLDG PERMIT IS RELEASED - NEW SERVICE  
TO GO U.G. TO NEW  
TRANSFORMER

JH

6-7-85

DATE

6 June 1985

DEPARTMENT

41

ITEM:

#40-85

OPERA HOUSE PUD - Preliminary

## COMMENTS

Please be aware of the potential for roof drains connected to storm sewer to surcharge (backup) during heavy rains. This is due to the limited capacity of the storm sewers in old town area.

Take whatever design & construction precautions necessary to avoid building damage if the drains were to be ineffective during a storm.

THG

6-13-85

DATE

6 June 1985

DEPARTMENT

E-129

ITEM:

#40-85

OPERA HOUSE PUD - Preliminary

## COMMENTS

1. Naming is very unclear regarding  
encompassing structure, 8' W easement etc
2. Dimension ROW
3. Limit to be defined.

DATE

6 June 1985

DEPARTMENT

WFS

ITEM:

#40-85

OPERA HOUSE PUD - Preliminary

## COMMENTS

Existing water and sewer services will have to be abandoned at the main if they are not used. All water services to existing buildings are 3/4". The sewer service in College is probably in the best shape and should be used before any of those in the alley.

CITY OF FORT COLLINS  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

June 18, 1985

Dick Beardmore  
A-E Design Associates  
110 N. College  
Fort Collins, CO 80524

Dear Dick:

The Planning Staff has reviewed the preliminary PUD application for the Opera House Block Building and has the following comments to make:

1. Existing water and sewer services will have to be abandoned at the main if not used. All existing water services are 3/4". The sewer service in College Avenue is in the best shape and should be used before any of those in the alley.
2. Space to accommodate a transformer for electrical purposes is needed with alley access. The size should be 6' x 10' and could perhaps be incorporated near the trash receptacle area. New service will be undergrounded to the new transformer. Staff is assuming that all utilities will be undergrounded as part of this project. *(WILL ULTIM. BE FEED ON PART. OF CITY, TRASH)*
3. There is a potential for roof drains connected to the storm sewer system to backup during heavy rains, due to the limited capacity of existing area storm sewers. Design and construction precautions should be taken to prevent structural damage if the drains were to become ineffective during a storm.
4. It is difficult to distinguish those areas to be demolished, as well as the proposed pedestrian easement, on the site plan. Clarification of these items is needed on the site plan. A copy of page 2 of the plan is needed.
5. Existing street and alley rights-of-way need to be dimensioned.
6. A re-plat will be needed at final submittal.



7. The Police Department recommends that the pedestrian access be well-lighted and visible to both the Police and public using it and that all means of gaining public access to the roof be removed (without conflicting with building or fire codes).

8. The configuration of parking stalls on Lot 37 should be shown on the site plan.

9. Parking lots typically require interior landscaping to break up pavement areas, as well as perimeter screening treatment; however, the City's policy has been to maximize the amount of parking available in and around the downtown and interior landscaping would reduce the amount of stalls available. Staff would suggest that perimeter treatment be considered along the north and west sides of the parking lot as part of this project.

10. The traffic study for this project must be more specific to this particular project (ie. identify impacts, needs of project; trip generation from project; amount of parking spaces needed, etc.). Assumptions need to be made in order to estimate the amount of parking anticipated to support this project. Staff suggests that the following be explored as potential parking solutions:

- purchase of additional permit spaces in the America lot (conversion of additional existing 2-hour to permit spaces);
- purchase of permits in Block 31 parking
- employee parking in the DDA garage;
- use of joint parking for non-peak hour uses (ie. evening entertainment) in the America lot (note: these permit spaces are purchased for a 24-hour period).

11. Parking during construction needs to be addressed for this project. A plan for this parking needs to be finalized by the final application.

12. Materials proposed for the east elevation of the addition are not indicated.

13. Reference is made in the planning objectives regarding "leasing" of the pedestrian way. Clarification is needed regarding ownership, maintenance, etc. of this area.

14. An indication of window and door openings is needed for both the north and south elevations of the structure.

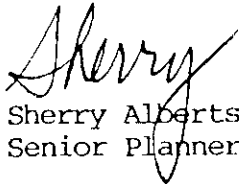
15. The pedestrian way needs to be emphasized such that it would become an attractive feature for pedestrians to use, making the connection between the America lot and College Avenue.

16. The shape of the elevator/stair tower appears incongruous with the eastern elevation of the structure. Will there be changes made to this elevation?



Three copies of the revised plan(s) addressing these comments need to be submitted to me by noon on Wednesday, July 3, 1985. By noon on Monday, July 15, PMTs, renderings and ten copies of all plans must be submitted for the July 22 Planning and Zoning Board meeting. If you have any questions or comments, please contact me at your convenience.

Sincerely,



Sherry Albertson-Clark  
Senior Planner

cc Linda Hopkins

# CONCEPTUAL REVIEW STAFF COMMENTS

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MEETING DATE: August 12, 1985

ITEM: Opera House PUD

APPLICANT: Dick Beardmore, C/O A-E Design, 110 N. College Avenue  
Fort Collins, CO 80524

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LAND USE DATA: A revised Phase 1 PUD for retail office/theatre and addition of Phase 2 and 3 which include the Bickford Building and Panache Restaurant, located at 133-149 N. College Avenue.

## COMMENTS:

1. Work with Light and Power on undergrounding of utilities.
2. Work with Water and Sewer on the transition from existing service to service for new uses.
3. Sprinkling of each phase will probably be required. Warren Jones can assist with detailed Fire Code requirements.
4. The Fire Department has asked that you consult with them on procedures to be followed during construction when you develop detailed plans.
5. Parking will be reviewed in detail. An analysis of needs and justification for your parking plan should be provided.
6. Check with Lee Frousel of the Police Department on security issues.

date: 6 Mar 86

department:

WFS

ITEM: 46-85A OPERA HOUSE PUD - Final

COMMENTS:

Existing water services to the remodeled building are in the alley. The services must be abandoned if they are not used. The developer should coordinate the size and location of any new taps with the Water Utility.

date: 6 Mar 86

department:

Fire

ITEM: 46-85A OPERA HOUSE PUD - Final

COMMENTS:

- ① NEW BUILDING MUST ~~HAVE~~ BE PROTECTED BY APPROVED FIRE SPRINKLER SYSTEM DUE TO ACCESS DEFICIENCIES AND HEIGHT.
- ② EXISTING BUILDING MUST BE PROTECTED BY APPROVED FIRE SPRINKLER SYSTEM UNLESS IT CAN BE DESIGNED AS A SEPARATE BUILDING.
- ③ PFA WILL CONSIDER SUPPORTING VARIANCES TO BUILDING AND FIRE CODE REQUIREMENTS TO MAINTAIN UNIQUE BUILDING CHARACTERISTICS IF ENTIRE COMPLEX IS EQUIPPED WITH

date: 6 Mar 86

department:

EM

ITEM: 46-85A OPERA HOUSE PUD - Final

COMMENTS:

1. Need encroachment permits for encroaching into ROW on College + alley
2. Public access must be delineated
3. Question note #2 - Streets? 1000' etc
4. Do we get to see the layout of owners parking in lot 37?
5. How to area shows as public access not part of PUD?
6. Generally (always) bldg can't be built in utilization - what does rear elevation look like
7. There are plans to reconstruct the alley with the remodel of 136-128 W. Wtn - any damage to new alley (if finished before this begins) must be repaired or replaced - Same with any c.g. 4-5 in College. State permit to dig in Colled ROW.

M E M O R A N D U M

John St John  
Light & Power

TO:  
FROM: Bonnie Tripoli, Development Coordinator  
RE: Subdivision Utility Plans  
DATE: March 6, 1986

Submitted for your review and comment are utility plans for:

OPERA HOUSE BLOCK PARTNERSHIP PUD

Please respond by:  
March 20, 1986

*Who will coordinate the utility  
locations in the Utility easement in  
the West alley - L&P will need  
approx 20' OF THIS EASEMENT*

*J St John  
3-10-86*

M E M O R A N D U M

Virgil Taylor  
Parks Superintendent

TO:  
FROM: Bonnie Tripoli, Development Coordinator  
RE: Subdivision Utility Plans  
DATE: March 6, 1986

Submitted for your review and comment are utility plans for:

OPERA HOUSE BLOCK PARTNERSHIP PUD

Please respond by:  
March 20, 1986

*Virgil Taylor*

F.T.

CITY OF FORT COLLINS  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

March 14, 1986

RECEIVED

MAR 17 1986

Dick Beardmore  
A-E Design  
119 East Mountain Avenue  
Fort Collins, CO 80524

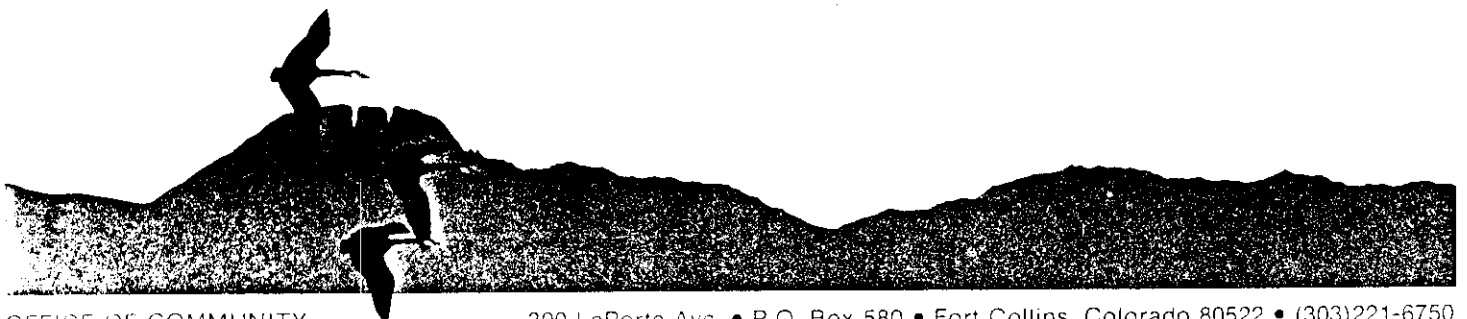
PLANNING  
DEPARTMENT

RE: Opera House Final PUD Application

Dear Dick:

The staff has completed a review of the Opera House PUD application and has the following comments to make:

1. Light and Power anticipates the need for approximately 20 feet (in length) of the proposed utility easement along the alley.
2. The cost for relocation of any existing natural gas facilities required in conjunction with this project will be chargeable to the developer.
3. The existing structure and the new addition must be protected by an approved fire sprinkler system, unless the existing portion can be designed to qualify under building codes as a separate building. The Fire Authority will consider variances to building and fire code requirements in order to maintain unique building characteristics if the entire structure is equipped with a sprinkler system.
4. The utility plans reflect a fire water line extending through an area that is the present location of an existing street tree. Adjustments need to be made in the location of this line, if at all possible.
5. Right-of-way encroachment permits for work that encroaches on the alley and College Avenue will be required prior to construction. Such permits can be obtained from the Public Works Office.
6. A permit from the Colorado Division of Highways will be necessary prior to any utility work being done in College Avenue.
7. Coordination of alley improvements between this project and the 126-136 West Mountain Avenue project is encouraged. If alley improvements are made prior to this project's commencement, any damage to improvements must be repaired or replaced.





Dick Beardmore  
3/14/86  
page 2

8. Public access through the structure must be provided through dedication of an easement. A legal description of the specific area to be dedicated for public use will be necessary and City Council must accept dedication of the easement. This requirement may be addressed when interior finishes are known (in order to physically define the easement) and prior to issuance of a certificate of occupancy. The supporting documents indicate that hours of operation will be "mutually agreed upon". I am assuming that this means the developer will work with city staff to define hours of operation and that these specifics will be provided at the time of preparation of the easement.

9. The area proposed for construction staging should be so noted on the site plan.

10. More specific delineation of the utility easement at the rear of the structure is needed on both the subdivision plat and site plan. In addition to the length and width of the easement, the depth, height and fact that the building will overhang the easement needs to be noted on both plans. Further, please clarify on the west building elevation the location of utility-related equipment (including trash receptacles) and if screening/concealment is proposed, indicate the type or method proposed.

11. Some indication of the proposed type of treatment of the pedestrian access at its northwestern edge should be provided. This could be in written form, since the adjacent structure is not part of the PUD and construction of the theatre is not the developer's responsibility; however, access through the adjacent structure now owned by the Opera House developer will also need to be defined at the time of easement dedication.

12. The note on the site plan regarding off-street parking should be changed. Suggested wording is "... shall be provided by developer leasing spaces in municipal parking facilities as available...".

13. Detail regarding the proposed streetscape improvements should be provided for review. Maintenance of planters and other related improvements will be the responsibility of the developer. As previously indicated, right-of-way encroachment permits will be required for placements of such improvements along the front of the building in the public right-of-way.

14. Evaluation of Point Chart E "Business Service Uses" results in a total of 81%, as indicated at the time of preliminary approval. The project is not eligible for points under the two acres or more criteria and the joint parking criteria (providing access between on-site and off-site parking) is not applicable to this project.

Dick Beardmore

3/14/86

page 3

15. Public Works staff has made contact with the property owners of land located between Laporte and Maple, east of Mason, through the city's right-of-way agent, regarding use of this area for parking. The current owners may have interest in this idea, although it does appear that such useage would be short-term (ie. leasing with a 30-day "out" clause, as is the America lot). The staff would like to clarify that the developer would be able to renew spaces acquired given the provisions attached to the specific parking area as long as these spaces are available for renewal and that no guarantee can be given as to the period of their continued renewability. Given these points, staff encourages the developer to draft an agreement from which further discussions regarding parking can continue.

Please provide three copies of revised plan(s) and other necessary information addressing these comments for me by noon on April 9, 1986. I will be out-of-town until March 25th, but on my return, I expect to meet with you to discuss any questions you may have, prior to the April 9 deadline. By Monday, April 21, PMT's, renderings and ten copies of all plans must be submitted for the April 28 Planning and Zoning Board meeting.

Sincerely,



Sherry Albertson-Clark  
Senior Planner

cc Alan Canter  
Bonnie Tripoli  
Rita Davis

RECEIVED

MAR 27 1986

PLANNING  
DEPARTMENT

A-E DESIGN ASSOCIATES ■ ARCHITECTURE ■ ENGINEERING ■ PROJECT MANAGEMENT ■ HISTORIC PRESERVATION

119 EAST MOUNTAIN AVENUE ■ FORT COLLINS, COLORADO 80524

(303) 493-8883

March 26, 1986

Ms. Sherry Albertson-Clark, Senior Planner  
City of Fort Collins  
Community Development Department - Planning Division  
300 LaPorte Avenue  
P.O. Box 580  
Fort Collins, Colorado 80522

Reference: Opera House Block - Final PUD  
Review Comment Response

Dear Sherry,

Here is our written response to your review comments March 14, 1986. Please refer to that letter in concert with these responses.

- Item 1. OK - The 20' request is consistent with my previous discussions with John St. John.
- Item 2. OK - We have already completed preliminary discussions with Public Service. No major gas main relocation is anticipated, however gas taps and associated metering will be extensively modified/consolidated with those not in use appropriately capped, abandoned and/or removed.
- Item 3. OK - Note the attached code analysis drawing. We will be sprinkling entire project as required by 1982 UBC Atrium Building Provisions. However, we are very pleased to note the Fire Authority's willingness to respect historic elements with reasonable variances. Great news!
- Item 4. OK - Location will be finalized after interior redesign and associated plumbing/mechanical design is completed. We will miss the existing tree.
- Item 5. OK - R.C. Heath is aware of this.
- Item 6. R.C. Heath is aware of this

CORPORATE OFFICES: CINCINNATI, OHIO

Ms. Sherry Albertson-Clark  
City of Fort Collins  
Planning Division

Page Two

- Item 7. Yes - This will be coordinated through the DDA since both projects are receiving financial assistance from the DDA.
- Item 8. This needs discussion. A dedicated easement per se is not acceptable due to Building Code implications, legal requirements, potential liability questions, complexity of easement description, and associated re-filing every time a tenant's storefront changes, etc. However, a "guarantee" of public access through the project during acceptable hours could be included in the Developer's agreement with the City or in some other legal form or instrument to assure the public's use of the pedestrian connection. Mr. Brown will work with Ms. Tripoli and the City Attorney in this matter. If the City has any suggested verbage or format, we would welcome your input and direction.
- Item 9. OK - See attached print. This is the proposed area that Mr. Brown would like to use while keeping Lot #37, Block 21 integrated into the LaPorte/America Lot.
- Item 10. OK - Will edit plans/elevations.
- Item 11. See the attached perspective/character sketch of the proposed 2-story glass roofed atrium which will be the remainder of the pedestrian connection. (Also note the attached pedestrian link sketch.) Thus an all weather enclosed grade level connection will be afforded the entire length, from North College to the alley R.O.W. Also refer to the Item 8 response regarding "access easement."
- Item 12. OK
- Item 13. Can this be provided at a later date since DDA funding approval is scheduled for April 15, 1986 with subsequent design production and DDA design approval after this? Treatment will be consistant with DDA Downtown Sidewalk Guidelines. Responsibility for improvements has not been confirmed at this time. Previously, Public Works accepted paver

Ms. Sherry Albertson-Clark  
City of Fort Collins  
Planning Division

Page Three

maintenance with the Developer maintaining character lighting. Also, some maintenance covenants and funds may be still in place due to previous SID improvements.

- Item 14. Please double check. Agree with joint parking evaluation but believe "2 acre" criteria says "or in the CBD."
- Item 15. The Developer is currently drafting an agreement and will be presenting it forthcoming for review, comment and final acceptance.

Sherry, thank you for your prompt and concise response. We anticipate no complications with any of them and look forward to continuing a very complimentary review and approval process.

Sincerely,

A-E DESIGN ASSOCIATES



Richard S. Beardmore  
Partner

cc: File  
W.F. Brown  
Alan Canter  
**Bonnie Tripoli**  
Rita Davis

Attachments

DATE: 7-26-89 DEPARTMENT: Stormwater Utility

ITEM: Opera Galleria

           No Problems

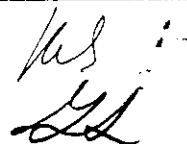
  ✓   Problems or Concerns (see below)

1. Seems to be contradiction regarding gutter flows down College. (sidewalk runoff only vs. 90 cfs from Laporte Ave.)
  2. As-built certification note needed
- Otherwise, it's an excellent, thorough report

CC: Rick Richter  
Joe Frank

Date 7-26-89

Signature



DATE: 9/25/89 DEPARTMENT: SW

ITEM: Opera Galleria PUD  
Block 21 ACEV Improvements

\_\_\_\_\_ No Problems

✓ \_\_\_\_\_ Problems or Concerns (see below)

1. See redlined plans
2. Please return redlines with revisions

cc: Rick Richter  
Joe Frank

Date 9/25/89

Signature

*Shelley for  
Glen Schlueter  
Parks*