



Security Fence at Woodward Lincoln Campus

Summary of Woodward's security fence and gate operations:

The security fence proposed around the perimeter of the Woodward Lincoln Campus is intended to provide site access control during and after normal business hours. The facility operates to varying degrees on a 24 hour schedule. Securing the grounds during night hours is critical to safe operations within the campus.

The proposed fence is Ameristar Echelon II® Genesis 3 rail (two top, one bottom) - heavy industrial steel ornamental fence system at 5' height. The fence style is a prefabricated metal picket fence with a durable powder coated finish. The pickets extend above the top rail with a flat cap and no decorative finial. Portions of the fence falling within turf areas will have concrete mow strip below for ease of maintenance. The color for the fence will be black.

Each access location provided on the approved FDP for the campus will have a gate of a similar or matching style depending on size of opening. Each gate is described in the Gate Schedule below. The term "single swing" gate indicates that only one gate is used for the opening. The term "double swing" gate indicates that two gates are used for the opening. The swing direction for key card access and automated controlled vehicle gates will be in the direction of intended traffic flow. The other vehicle access gates will swing into the property. For pedestrian gates, the swing direction will be inward toward the building. Gates will not swing over the ROW or access easements.

GATE SCHEDULE:

A: 6' CLEAR, KEY PAD / CARD ACCESS PEDESTRIAN GATE

B: 21' CLEAR, KEY PAD / CARD ACCESS, VEHICLE ACCESS GATE (NIGHT ACCESS) *Magnolia in*

C: 31' CLEAR, AUTOMATED LOOP CONTROLLED, VEHICLE ACCESS GATE *Magnolia out*

D: 6' CLEAR, LOCKABLE PEDESTRIAN GATE

E: 8' CLEAR, KEY PAD / CARD ACCESS PEDESTRIAN GATE

F: 6' CLEAR, LOCKABLE PEDESTRIAN GATE

G: 20' CLEAR, LOCKABLE NATURAL AREAS MAINTENANCE GATE

H: 24' CLEAR, LOCKABLE, TEMPORARY, DOUBLE SWING, VEHICLE ACCESS GATE - *Club House access*

I: 6' CLEAR, LOCKABLE PEDESTRIAN GATE

J: 39' CLEAR, LOCKABLE, DOUBLE SWING, VEHICLE ACCESS GATE (50' STACKING SPACE TO ROW) - *Lincoln*

K: 6' CLEAR, KEY PAD / CARD ACCESS PEDESTRIAN GATE

L: 6' CLEAR, LOCKABLE PEDESTRIAN GATE

M: 37' CLEAR, LOCKABLE, DOUBLE SWING, VEHICLE ACCESS GATE (50' STACKING SPACE TO ROW) *Lemay*



N: 6' CLEAR, LOCKABLE PEDESTRIAN GATE

NOTE: CLEARANCES ARE APPROXIMATE +/- 1'

All gates including pedestrian gates except the natural areas maintenance gate "G" and gate "H" will be open during normal business hours. All pedestrian gates will be locked after business hours. Vehicle gates will be operated as indicated below.

Stacking:

Each vehicle accessible gate will have locking and controls. The locations of the gates provide for stacking appropriate for each gate's intended use. By letter designation, each gate will provide stacking as follows:

Magnolia In

Gate B: Primary access gate from Lemay Avenue. This gate will be automated with a key pad / card access, voice and camera connectivity with on site security. This gate will be accessible 24 hours a day and remain open during business hours. The gate location is set to avoid trapping vehicles in the narrow access drive that are not able to gain access during afterhours operations. Such a vehicle can easily back into the right turn lane and exit the site by making a U-turn at the T intersection immediately to the west. This gate will be open during normal business hours and no stacking is anticipated during peak traffic periods.

Magnolia Out

Gate C: Primary exit gate at Lemay Avenue / Magnolia Street. This double swing gate will be open during normal business hours for bi-directional travel. After hours, the gate will be closed and controlled with an automated loop embedded in the drive lane. Exiting vehicles will trip the control loop and the gate will swing open (to the south) and allow the vehicle to pass south bound. A manual override button will be provided in the case that automated operation fails.

Gate G: This is the Natural Areas maintenance access single swing gate. This gate will be locked at all times and accessible by Natural Areas maintenance and Woodward. The gate and locking mechanism will be reviewed and approved by Natural Areas prior to installation.

Club House

Gate H: This is a double swing gate for Woodward access to the parking lot for the building located at 777 East Lincoln Avenue and for Natural Areas to access their Gate G. This gate will be normally locked closed. The location of the gate is subject to Lincoln Ave improvements. No stacking is provided at this gate. After the driveway curb cut moves with the Lincoln Ave. improvements, stacking will be provided for at least one vehicle. *size of vehicle*

Lincoln

Gate J: Primary access gate at Lincoln Ave. This gate is a double swing gate which will be open during normal business hours. After hours the gates will be manually locked with no access permitted except by security / fire department as needed. There is a minimum of 50' stacking distance between the fence and the ROW.

Lemay

Gate M: Secondary access gate at Lemay Ave. This gate is a double swing gate which will be open during normal business hours. After hours the gates will be manually locked with no access permitted except by security / fire department as needed. There is a minimum of 50' stacking distance between the fence and the ROW.



April 27, 2016

Mr. Noah Beals – nbeals@fcgov.com via e-mail
Senior City Planner-Zoning
City of Fort Collins

RE: Woodward Technology Center – Perimeter Fencing, MA 160010 –
Response to March 9, 2016 Comments shown in blue below

Comment Summary:

Department: Planning Services

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 03/09/2016

03/09/2016: Please provide information on the plans and in a memo if necessary which explains that vehicle stacking will not be an issue for deliveries as well as the anticipated peak traffic will not back up into the surrounding streets. Please confirm that traffic operations is okay with the fencing and provide a traffic memo/analysis in support of the minor amendment, if required by traffic operations.

Response: See attached Gate Operations Document.

Comment Number: 2 Comment Originated: 03/09/2016

03/09/2016: Are aspects of the approved ECS affected by the fencing proposed? If, so what mitigation is recommended by the consultant team? Please coordinate with Rebecca and provide an analysis and update the ECS if required by environmental planning staff.

Response: No. The ECS did not have any mitigation recommendations for fence since there was already a 6'± welded wire fence along the original south property line north of the Poudre River.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 03/09/2016

03/09/2016: What is the management plan for the gates? How will they be operated – are they manual, are there speakers at each gate? Are they open during the day? What does the gate system look like, will there some sort of pole or structure in the driveway? The driveways are emergency access easements and any pole or structure in the drive may interfere with the use of this easement.

Response: See attached Gate Operations Document.

Comment Number: 2 Comment Originated: 03/09/2016

03/09/2016: Additional information needs to be provided on the plans indicating the gate locations. Dimensions showing the distance the gates are to be placed from the right-of-way line needs to be identified on the plans. The gates need to be placed at such a distance that the largest vehicle size that will use these gates can stop before the gate and not block the sidewalk or stick out in the street. Depending on how the gates are to function and operate additional distance may be needed to accommodate multiple vehicle stacking needs.

Response: Stacking dimensions have been added to the plan. See Operations Memo.

Commercial Real Estate, Development and Construction Management

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Comment Number: 3 Comment Originated: 03/09/2016

03/09/2016: The gate at the south driveway that takes access off of the access that aligns with Magnolia needs to be moved North so that the fence is not located within the public access easement and any stacking of vehicles does not extend into the public access easement and block the passage of vehicles, pedestrians, and bikes in this area.

Response: The fence has been adjusted to not impede on the pedestrian access easement. See the attached Operations Memo for stacking information.

Comment Number: 4 Comment Originated: 03/09/2016

03/09/2016: The City is currently designing the ultimate East Lincoln Ave improvements and plans on starting this construction work later this year. Because the grades and the fencing might be impacted by this work it would be best that the fencing at the NW corner of the site (from the main driveway to the western property line) and the fencing at the NE corner of the site adjacent to Lemay Ave not be installed until after these improvements are completed. If the fencing is installed portions of it may need to be removed and or relocated to accommodate the grading and construction work.

Response: The portions of fence expected to be affected by the Lincoln Ave improvements project will be installed using the new anticipated East Lincoln Avenue alignment. When the new East Lincoln Avenue is constructed adjustment will be made to the gate H location and a new gate will be installed for fire access. See drawing S2 of 8.

Comment Number: 5 Comment Originated: 03/09/2016

03/09/2016: The driveway at the NW corner of the site will be relocated with the Lincoln Corridor project. These plans need to show and reflect where that driveway will be relocated to and the gate crossing this access will need to be placed back away from the ROW line so that a vehicle stopped at the gate will not be blocking the sidewalk or extending into the street.

Response: The plan depicts the reconfiguration of the noted parking lot and access drive. The fence alignment west of Woodward's Lincoln entry is subject to change and incorporation with future landscape improvements associated with future site buildout. The future alignment west of the Lincoln entry will closely match the eastern portion of the Lincoln frontage.

Comment Number: 6 Comment Originated: 03/09/2016

03/09/2016: As identified in the Development Agreement Section II.E.1 the development is responsible for relocating the driveway (on site) and removing the portion of the parking lot (associated with the Construction Office Building site) asphalt that lies within the ROW and that that is needed to accommodate the grading for the sidewalk installation. With the desire to install a fence along this edge it would also be good to identify where that cut back edge of asphalt will be in relationship to the fence.

Response: See comment response #5 above.

Comment Number: 7 Comment Originated: 03/09/2016

03/09/2016: An amendment to the development agreement will need to be processed. I have received language from Stormwater/Floodplain that will need to be incorporated into the development agreement.

Response: Please forward the language to be incorporated.

Department: Environmental Planning
Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@fcgov.com
Topic: Construction Drawings
Timura – WTC Fence Response to City

Comment Number: 2 Comment Originated: 03/08/2016

03/08/2016: Please include detailed drawings of the fence to be constructed including the building materials and colors. This project is within the Poudre River Corridor and Environmental Planning will review the fence design, materials and colors per 3.4.1(I)(1) so that the fence: A) "shall be designed to complement the visual context of the natural habitat," and B) "choice of colors and building materials used shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area."

Response: See product cut sheets attached. The color of the fence shall be black.

Comment Number: 3 Comment Originated: 03/08/2016

03/08/2016: Submit a visual rendering of the proposed fence, including proposed building materials and colors, from the trail and adjacent Natural Area. In the rendering include multiple angles or views along the proposed fence and any proposed landscaping along the fence. Prior to approval Environmental Planning will review these renderings per LUC 3.4.1(I)(2), to ensure that: the project "shall be designed to minimize the degradation of the visual character of affected natural features" and "minimize the obstruction of scenic views to and from the natural features."

Response: See product cut sheets attached. The fence type is a metal picket style which offers limited view impediments while maintaining the security purpose of the fence.

Comment Number: 4 Comment Originated: 03/08/2016

03/08/2016: Please include detailed drawings of the fence and gates to be constructed including the building materials and colors. Prior to approval Environmental Planning and Natural Areas will review per 3.4.1(L) so that this project adjacent to Homestead Natural Area is: "designed so that it will be compatible with the management of such natural area."

Response: See detail cut sheets. Actual gate details subject to change with contractor provided shop drawings to accommodate for as built conditions. Design for Natural Areas maintenance access gate "G" will be provided to Natural Areas for approval prior to installation.

Comment Number: 5 Comment Originated: 03/08/2016

03/08/2016: Please include detailed drawings of the proposed interpretive signage recess and proposed interpretive signage. Prior to approval both Environmental Planning and Natural Areas will review per 3.4.1(L) so that this project adjacent to Homestead Natural Area includes techniques designed to: "provide a transition between the development and the publicly owned natural area," including addition of "educational signage or printed information regarding the natural values, management needs and potential conflicts associated with close proximity to such natural area or conserved land." I see one interpretive signage recess near one of the lockable pedestrian gates, however, two lockable pedestrian gates are proposed. Please add an additional location for interpretive signage at the second pedestrian gate.

Response: No interpretive signage is proposed with this minor amendment. The interpretive sign designated for the Coy Barn is part of the reuse plan and subject to implementation of the reuse plan in the future. Woodard and Natural Areas have agreed to work together to develop appropriate signage at the appropriate time. The fence will be recessed near Gate D to accommodate future signage.

Topic: General

Comment Number: 1 Comment Originated: 03/08/2016

03/08/2016: This project is within the Poudre River Corridor and is adjacent to Homestead Natural Area. Thus Environmental Planning comments are associated with the Land Use Code Sections listed below. See remaining comments for further details.

Timura – WTC Fence Response to City

- A) 3.4.1(I) Design and Aesthetics
- B) 3.4.1(L) Compatability with Public Natural Areas or Conserved Land
- C) 3.4.1(M) Access to Public Natural Areas or Conserved Land

Response: A: See attached cut sheet information for design and aesthetics of proposed fence.

B: Compatibility is subjective. The purpose of the fence is to provide security. The proposed fence type is aesthetically superior to a more typical chain-link option.

C: There is no public access from Woodward's property to the Natural Area.

Comment Number: 6 **Comment Originated: 03/08/2016**

03/08/2016: This development adjacent to Homestead Natural Area appears to include the necessary "easements and rights-of-way as are necessary to allow reasonable access for the public to such natural area," per 3.4.1(M). Thank you. If you have further questions about any of the above comments, please contact Stephanie Blochowiak. SBlochowiak@fcgov.com ; 970-416-4290

Response: This minor amendment proposes no change to easements or rights-of-way.

Department: PFA

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

Topic: General

Comment Number: 1 **Comment Originated: 03/08/2016**

03/08/2016: SECURITY GATES

Security gates shall have an approved means of access provided to the fire department. Gate design and means of locking shall be approved by the fire marshal. Electric gates shall provide a means of rapid entry either by way of an Opticon sensor or Knox KeySwitch integrated into the design. Manual gates should have either a Knox Padlock or other padlock that can be cut using forcible entry tools. Code language provided below.

> IFC 503.6: The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

> IFC D103.5: Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.

Response: The minimum gate width for vehicle access is greater than 20 ft.

2. Gates shall be of the swinging or sliding type.

Response: Gates are swinging type as shown however sliding gates may be required due to length of opening at some locations.

3. Construction of gates shall be of materials that allow manual operation by one person.

Response: Acknowledged.

4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

Response: Acknowledged.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

Response: Acknowledged. Gates controlling access within fire easements will be accessible by fire department.

Timura – WTC Fence Response to City

April 27, 2016

6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.

Response: Gates controlling access within fire easements will be accessible by fire department. Pedestrian gates if locked will not be accessible.

7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.

Response: Acknowledged. Gates controlling access within fire easements will be accessible by fire department.

8. Electric gate operators, where provided, shall be listed in accordance with UL 325.

Response: Acknowledged

9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

Response: Acknowledged

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: Floodplain

Comment Number: 1 Comment Originated: 03/08/2016

03/08/2016: The Plans must show the fence in relationship to the effective floodplain and floodway and the CLOMR floodplain and floodway. Two separate floodplain sheets may work best for this as was done in the original plan set.

Response: The effective floodplain and the floodway and the CLOMR floodplain and floodways are shown on the plans.

Comment Number: 2 Comment Originated: 03/08/2016

03/08/2016: A note shall be on the plans that states: "There shall be no storage of equipment or materials in the effective or the CLOMR floodway at any time."

Response: A note has been added to the plans per comment.

Comment Number: 3 Comment Originated: 03/08/2016

03/08/2016: A note shall be on the plans that states: "The location of the effective or proposed floodway, whichever is wider, must be staked in the field prior to the start of construction."

Response: A note has been added to the plans per comment.

Comment Number: 4 Comment Originated: 03/08/2016

03/08/2016: Because the fence would be in the effective floodway, a no-rise certification will be required. It will need a short memo that references the CLOMR and the interim modeling used for the variance. This memo will document the floodplain modifications have been completed and that the fence would not cause a rise. The memo would also discuss the requirement to move the fence if it is shown to be in the floodway at the time of the LOMR

Response: The fence will not be within the effective floodway. See attached floodplain use memo.

Mr. Noah Beals
WTC – Perimeter Fencing, MA 160010 Response

April 27, 2016

Comment Number: 5 **Comment Originated: 03/08/2016**

03/08/2016: A floodplain use permit and a \$300 fee for the no-rise certification are required.

Response: A floodplain use permit will be applied for. There will not be a no-rise certification per conversations with Marsha.

Department: Technical Services

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

Topic: Landscape Plans

Comment Number: 3 **Comment Originated: 03/09/2016**

03/09/2016: All plan sheets must be 24"x36" when filed.

Response: Acknowledged

Comment Number: 4 **Comment Originated: 03/09/2016**

03/09/2016: Please provide revised sheets using the most up to date plans, and move all text affected by the fence line work.

Response: The plans have been revised to reduce text conflicts. Since this is a minor amendment to approved plans, we can only add redlines to the existing recorded document.

Topic: Site Plan

Comment Number: 1 **Comment Originated: 03/09/2016**

03/09/2016: All plan sheets must be 24"x36" when filed.

Response: Acknowledged

Comment Number: 2 **Comment Originated: 03/09/2016**

03/09/2016: Please provide revised sheets using the most up to date plans, and move all text affected by the fence line work.

Response: The plans have been revised to reduce text conflicts. Since this is a minor amendment to approved plans, we can only add redlines to the existing recorded document.

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

Topic: General

Comment Number: 1 **Comment Originated: 03/09/2016**

03/09/2016: Please provide a detail of the fence.

Response: See Detailed Cut Sheets attached.

Comment Number: 2 **Comment Originated: 03/09/2016**

03/09/2016: reminder that the final copy will need to be printed on 24"x36" Mylar sheets.

Response: Acknowledged

Sincerely,

NEXT LEVEL DEVELOPMENT, INC.



Wayne M. Timura, P.E.

Principal

Timura – WTC Fence Response to City

