

Fort Collins City Council Agenda

Regular Meeting

6:00 p.m., Tuesday, May 7, 2024

City Council Chambers at City Hall, 300 Laporte Avenue, Fort Collins, CO 80521

Zoom Webinar link: <https://zoom.us/j/98241416497>

NOTICE:

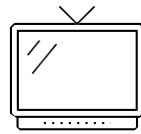
Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to view this Meeting:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on Channels 14 & 881 on cable television.



Meetings are available through the Zoom platform, electronically or by phone.



Meetings are livestreamed on the City's website, fcgov.com/fctv

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide advance notice. Requests for interpretation at a meeting should be made by noon the day before.

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There are in person and remote options for members of the public who would like to participate in Council meetings:

Comment in real time:

During the public comment portion of the meeting and discussion items:



In person attendees can address the Council in the Chambers. The public can join the Zoom webinar and comment from the remote meeting, joining online or via phone.



All speakers are required to sign up to speak using the online sign up system available at www.fcgov.com/agendas. Staff is also available outside of Chambers prior to meetings to assist with the sign up process for in person attendees.

Full instructions for online participation are available at fcgov.com/councilcomments.

Join the online meeting using the link in this agenda to log in on an internet-enabled smartphone, laptop or computer with a speaker and microphone. Using earphones with a microphone will greatly improve audio experience.

To be recognized to speak during public participation portions of the meeting, click the 'Raise Hand' button.

Participate via phone using this call in number and meeting ID:

Call in number: 720 928 9299

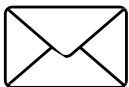
Meeting ID: 982 4141 6497

During public participation opportunities in the meeting, press *9 to indicate a desire to speak.

Submit written comments:



Email comments about any item on the agenda to cityleaders@fcgov.com



Written comments can be mailed or dropped off at the City Manager's Office at City Hall, at 300 Laporte Ave, Fort Collins, CO 80521

Documents to Share during public participation: Persons wishing to display presentation materials using the City's display equipment under the Public Participation portion of a meeting or during discussion of any Council item must provide any such materials to the City Clerk in a form or format readily usable on the City's display technology no later than two (2) hours prior to the beginning of the meeting at which the materials are to be presented.

NOTE: All presentation materials for appeals, addition of permitted use applications or protests related to election matters must be provided to the City Clerk no later than noon on the day of the meeting at which the item will be considered. See Council Rules of Conduct in Meetings for details.



City Council Regular Meeting Agenda

May 7, 2024 at 6:00 PM

Jeni Arndt, Mayor
Emily Francis, District 6, Mayor Pro Tem
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Melanie Potyondy, District 4
Kelly Ohlson, District 5

City Council Chambers
300 Laporte Avenue, Fort Collins
& via Zoom at
<https://zoom.us/j/98241416497>
Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Xfinity

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

Heather Walls
Interim City Clerk

PROCLAMATIONS & PRESENTATIONS 5:00 PM

A) PROCLAMATIONS AND PRESENTATIONS

1. Declaring May 7, 2024 as Pat Ferrier Appreciation Day.
2. Declaring the week of May 12 through 18, 2024 as National Police Week and May 15, 2024 as Peace Officers Memorial Day.
3. Declaring the week of May 19 through 25, 2024 as National Travel and Tourism Week.
4. Declaring the month of May 2024 as Mental Health Awareness Month.
5. Declaring the month of May 2024 as National Water Safety Month.

REGULAR MEETING 6:00 PM

B) CALL MEETING TO ORDER

C) PLEDGE OF ALLEGIANCE

D) ROLL CALL

E) CITY MANAGER'S AGENDA REVIEW

- City Manager Review of Agenda
- Consent Calendar Review, including removal of items from Consent Calendar for individual discussion.

F) COMMUNITY REPORTS - None.

G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS
(Including requests for removal of items from Consent Calendar for individual discussion.)

Individuals may comment regarding any topics of concern, whether or not included on this agenda. Comments regarding land use projects for which a development application has been filed should be submitted in the development review process** and not to Council.

- Those who wish to speak are required to sign up using the online sign-up system available at www.fcgov.com/council-meeting-participation-signup/
- Each speaker will be allowed to speak one time during public comment. If a speaker comments on a particular agenda item during general public comment, that speaker will not also be entitled to speak during discussion on the same agenda item.
- All speakers will be called to speak by the presiding officer from the list of those signed up. After everyone signed up is called on, the presiding officer may ask others wishing to speak to identify themselves by raising their hand (in person or using the Raise Hand option on Zoom), and if in person then will be asked to move to one of the two lines of speakers (or to a seat nearby, for those who are not able to stand while waiting).
- The presiding officer will determine and announce the length of time allowed for each speaker.
- Each speaker will be asked to state their name and general address for the record, and, if their comments relate to a particular agenda item, to identify the agenda item number. Any written comments or materials intended for the Council should be provided to the City Clerk.
- A timer will beep one time and turn yellow to indicate that 30 seconds of speaking time remain and will beep again and turn red when a speaker's time has ended.

[**For questions about the development review process or the status of any particular development, consult the City's Development Review Center page at <https://www.fcgov.com/developmentreview>, or contact the Development Review Center at 970.221.6760.]

H) PUBLIC COMMENT FOLLOW-UP

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

CONSENT CALENDAR

The Consent Calendar is intended to allow Council to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Calendar. Agenda items pulled from the Consent Calendar by either Council or the City Manager will be considered separately under their own Section, titled "Consideration of Items Removed from Consent Calendar for Individual Discussion." Items remaining on the Consent Calendar will be approved by Council with one vote. The Consent Calendar consists of:

- Ordinances on First Reading that are routine;
- Ordinances on Second Reading that are routine;
- Those of no perceived controversy;
- Routine administrative actions.

1. Consideration and Approval of the Minutes of the April 2, 2024 Regular Meeting.

The purpose of this item is to approve the minutes of the April 2, 2024 regular meeting.

2. Second Reading of Ordinance No. 053, 2024, Appropriating Prior Year Reserves in the Natural Areas Fund and the Sales and Use Tax Fund for the Purpose of Land Conservation, Visitor Amenities, Restoration and Other Related Natural Areas Stewardship Activities Not Included in the 2024 Adopted City Budget.

This Ordinance, unanimously adopted on First Reading on April 16, 2024, appropriates \$7,924,969 in prior year reserves in the Natural Areas Fund and \$269,466 in prior year reserves in the Sales and Use Tax fund to be transferred to the Natural Areas Fund. These appropriations are for land conservation, resource management, planning, construction of trails and other visitor amenities, restoration of wildlife habitat, and other Natural Areas Department programs and activities to benefit the residents of the City, in accordance with the Natural Areas Master Plan.

3. Second Reading of Ordinance No. 054, 2024, Appropriating Philanthropic Revenue Received by City Give for FC Moves to Fund an Asphalt Art Installation.

This Ordinance, unanimously adopted on First Reading on April 16, 2024, requests an appropriation of \$25,000 in philanthropic revenue received by City Give for FC Moves, a department within the City's Planning Development and Transportation Service Area, for an asphalt art installation as designated by the grant award. This installation is consistent with the City's Active Modes Plan.

In 2019, the City of Fort Collins launched City Give, a formalized enterprise-wide initiative to create a transparent, non-partisan governance structure for accepting and appropriating charitable gifts.

4. Items Relating to the Adoption of a New Land Use Code.

A. Second Reading of Ordinance No. 056, 2024, Updating City Code References to Align with the Adoption of the Revised Land Use Code.

B. Second Reading of Ordinance No. 057, 2024, Amending the Zoning Map of the City of Fort Collins to Rename All Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer Zone Districts to the Old Town Zone District in Conjunction with the Adoption of the Revised Land Use Code.

These ordinances, unanimously adopted on First Reading on April 16, 2024, consider adoption of changes to the City's Land Use Code. The Land Use Code (LUC) Phase 1 Update implements policy direction in City Plan, the Housing Strategic Plan, and the Our Climate Future Plan. Regarding Ordinance No. 055, 2024, corrections to clean up inadvertent numbering in Article 4 are recommended, and a suggested motion to do so is on page 5.

Additionally, this item updates City Code references to match changes to the Land Use Code including updating section references and wording.

Finally, because the revised Land Use Code renames the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer zone districts to the Old Town zone district with corresponding subdistricts A, B, and C, updates to the zoning map to reflect the name changes are proposed. This change only affects the name of the zone districts and no changes to the boundaries are proposed.

Ordinance No. 055, 2024, will be considered under discussion due to a split vote.

5. First Reading of Ordinance No. 058, 2024, Making Supplemental Appropriation of the 2050 Tax for Various Programs and Services Related to Parks, Recreation, Transit and Our Climate Future.

The purpose of this item is to appropriate the 2024 funding of the new 2050 Tax. In November 2023, Fort Collins voters approved this 0.5% Sales & Use Tax increase, which is dedicated to the areas of Parks, Recreation, Transit and Climate. This tax begins in 2024 and expires at the end of 2050.

6. First Reading of Ordinance No. 059, 2024, Making a Supplemental Appropriation from the Local Planning Capacity Grant for the Affordable Housing and Planning Development Process Improvement Project and Approving a Related Grant Agreement.

The purpose of this item is to appropriate awarded funds from the Proposition 123 Local Planning Capacity (LPC) Grant, administered by the State Department of Local Affairs (DOLA). This \$200,000 grant to the City will support a 12- to 18-month process improvement project intended to reduce development review timelines for affordable housing developments to meet Proposition 123's 90-day "fast track" approval requirements.

7. First Reading of Ordinance No. 060, 2024, Appropriating Philanthropic Revenue Received Through City Give for Environmental Services Curbside Recycling.

The purpose of this item is to appropriate an award of approximately \$664,000 to defray the cost of new recycling carts being purchased for the City's Residential Contracted Trash and Recycling Program and to support recycling outreach and education for the community.

8. First Reading of Ordinance No. 061, 2024, Appropriating Prior Year Reserves and Unanticipated Philanthropic Revenue Received Through City Give for Various Programs and Services as Designated by the Donors.

The purpose of this item is to request appropriation of \$58,235 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a variety of programs and services and are aligned with both the City's strategic priorities and the respective donors' designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

9. First Reading of Ordinance No. 062, 2024, Appropriating Philanthropic Revenue Received Through City Give for the Art in Public Places Program, Pianos About Town Project.

The purpose of this item is to consider an appropriation of \$47,115 in philanthropic revenue received through City Give for the Art in Public Places program for the designated purpose of Pianos About Town, a collaborative effort among the City of Fort Collins Art in Public Places program, the Fort Collins Downtown Development Authority, and the donor, Bohemian Foundation.

10. First Reading of Ordinance No. 063, 2024, Making a Supplemental Appropriation from the Colorado Department of Local Affairs Gray and Black-Market Marijuana Enforcement Grant Program for the Fort Collins Police Services Marijuana Enforcement Program.

The purpose of this item is to support Fort Collins Police Services' Marijuana Enforcement Program in investigating gray and black-market marijuana cases by appropriating \$39,641 of

unanticipated grant revenue from the Colorado Department of Local Affairs (DOLA), Gray and Black-Market Marijuana Enforcement.

11. Items Relating to the College Avenue-Trilby Road Intersection Improvements Project.

A. Resolution 2024-064 Authorizing the Execution of an Amendment to an Existing Intergovernmental Agreement between the City of Fort Collins, Colorado, and the Colorado Department of Transportation for the College Avenue-Trilby Road Intersection Improvements Project.

B. First Reading of Ordinance No. 064, 2024, Making Supplemental Appropriations of Prior Year Reserves and Grant Revenue from the Colorado Department of Transportation and Authorizing Transfers for the College Avenue-Trilby Road Intersection Improvements Project.

The purpose of this item is to enable the City to receive and expend Colorado Department of Transportation (CDOT) funds for the College Avenue-Trilby Road Intersection Improvements Project (Project). The funds will be used for construction of improvements at the intersection of South College Avenue and Trilby Road. If approved, this item will: 1) authorize the Mayor to execute an amendment to the Intergovernmental Agreement (IGA) for the Project with CDOT; 2) appropriate \$361,361 of Congestion Mitigation and Air Quality (CMAQ) Improvement Program grant funds for the Project; 3) appropriate \$1,870,000 of Highway Improvement Program (HIP) grant funds; 4) appropriate \$5,272,260 of Surface Transportation Block Grant (STBG) Program funds; 5) appropriate \$2,000,000 of Funding Advancements for Surface Transportation and Economic Recovery (FASTER) Act grant funds; 6) use \$14,800 from development contributions to construction as part of the local match; 7) appropriate as part of the local match contribution \$1,300 from the Transportation Capital Expansion Fee (TCEF) Reserves; 8) appropriate \$113 (0.7% of the local match amount) from TCEF Reserves to the Art in Public Places Program; and 9) appropriate \$48 (0.3% of the local match amount) for maintenance of art from Transportation Fund Reserves to the Art in Public Places Program.

12. Items Relating to Sewer Service for the Northern Colorado Regional Airport's New Terminal.

A. Resolution 2024-065 Authorizing Execution of an Intergovernmental Agreement Between the City of Fort Collins, the City of Loveland and the South Fort Collins Sanitation District for Purchase of a Sewer Tap for the New Terminal at the Northern Colorado Regional Airport.

B. First Reading of Ordinance No. 065, 2024, Authorizing the Conveyance of a Permanent Non-Exclusive Sewer Easement on Property Jointly Owned by the City of Fort Collins and the City of Loveland at the Northern Colorado Regional Airport.

The purpose of the Resolution is to authorize the City Manager to execute an intergovernmental agreement for the purchase of a sewer tap from South Fort Collins Sanitation District sewer for service at the Airport's new terminal. The proposed Ordinance will authorize a conveyance of an easement to the Sanitation District to allow for a sewer service line for the terminal. The easement is over a portion of the Northern Colorado Regional Airport property, which is owned jointly by the City of Fort Collins and the City of Loveland.

13. Resolution 2024-066 Authorizing the City Manager to Enter into an Agreement with Various Entities Regarding the Poudre Water Supply Infrastructure Wildfire Ready Action Plan.

The purpose of this item is to request approval for Fort Collins Utilities ("Utilities") to enter into an agreement with the City of Greely and Water Supply and Storage Company (collectively "Project Partners") to jointly develop a Wildfire Ready Action Plan ("WRAP"). The Cache la Poudre

("Poudre") River watershed is a shared resource for municipal, agricultural, and recreational water users, with critical and separately owned water supply infrastructure located near Cameron pass. Staff from Utilities' Watershed Program and Project Partners aim to address the vulnerability of this infrastructure and water supplies to post-wildfire impacts by developing a collaborative WRAP. The proposed agreement regarding the Poudre Water Supply Infrastructure WRAP outlines the terms for this collaboration. The Water Commission has formally recommended that Council authorize the City Manager to sign the agreement.

14. Resolution 2024-067 Adopting Findings of Fact in Support of the City Council's Decision on Appeal to Uphold the Planning and Zoning Commission Approval of the Union Park Project Development Plan PDP230005.

The purpose of this item is to make findings of fact and conclusions regarding Council's decision at the April 16, 2024, Union Park Project Development Plan appeal hearing that the Planning and Zoning Commission held a fair hearing and properly interpreted the Land Use Code and Larimer County Urban Area Street Standards and upholding the Planning and Zoning Commissions' approval of the Union Park Project Development Plan.

15. Resolution 2024-068 Making an Appointment to the Planning and Zoning Commission.

The purpose of this item is to fill a vacancy on the Planning and Zoning Commission.

In March 2024, Planning and Zoning Commission member Samantha Stegner resigned.

Pursuant to Council policy, the recommended appointee, Shirley Peel, has completed or will complete the required acknowledgement and acceptance of the Code of Conduct and the applicable laws and policies that govern service on City boards and commissions.

END OF CONSENT CALENDAR

J) ADOPTION OF CONSENT CALENDAR

K) CONSENT CALENDAR FOLLOW-UP *(This is an opportunity for Councilmembers to comment on items adopted or approved on the Consent Calendar.)*

L) STAFF REPORTS - None.

M) COUNCILMEMBER REPORTS

N) CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

The method of debate for discussion items is as follows:

- *Mayor introduced the item number and subject; asks if formal presentation will be made by staff*
- *Staff presentation (optional)*
- *Mayor requests public comment on the item (three minute limit for each person)*
- *Council questions of staff on the item*
- *Council motion on the item*
- *Council discussion*

- *Final Council comments*
- *Council vote on the item*

Note: Time limits for individual agenda items may be revised, at the discretion of the Mayor, to ensure all have an opportunity to speak. The timer will buzz when there are 30 seconds left and the light will turn yellow. It will buzz again at the end of the speaker's time.

16. Second Reading of Ordinance No. 055, 2024, Repealing and Reenacting Section 29-1 of the Code of the City of Fort Collins to Adopt a Revised Land Use Code by Reference that Advances Adopted City Policy Goals and Incorporates Foundational Improvements and Separately Codify the 1997 Land Use Code as Transitional Land Use Regulations.

This ordinance, adopted on First Reading on April 16, 2024, by a vote of 6-1 (Nays: Councilmember Gutowsky) considers adoption of changes to the City's Land Use Code. The Land Use Code (LUC) Phase 1 Update implements policy direction in City Plan, the Housing Strategic Plan, and the Our Climate Future Plan. Regarding Ordinance No. 055, 2024, corrections to clean up inadvertent numbering in Article 4 are recommended, and a suggested motion to do so is on page 5.

Second Reading of Ordinance No. 055, 2024, is considered under discussion due to a split vote at First Reading. Second Readings of Ordinance Nos. 056 and 057, 2024, are being considered with the consent calendar.

17. Mason Street Infrastructure Overall Development Plan Appeal.

The purpose of this quasi-judicial item is to consider an appeal of the Planning and Zoning Commission's decision on February 15, 2024, approving the Mason Street Infrastructure Overall Development Plan (ODP) #ODP230001. The ODP was approved on a vote of 5-0 (Stegner did not participate due to a conflict of interest).

The Appellant, Charles Meserlian, filed a Notice of Appeal on February 27, 2024, alleging:

- That the Planning and Zoning Commission (P&Z) failed to conduct a fair hearing in that they **considered evidence relevant to their findings which was substantially false or grossly misleading**. The Appellants assert that:

“During the staff presentation for the Mason Street Infrastructure Overall Development Plan (ODP), it was stated that there is plenty of space for the ultimate regional detention pond. It is believed that this is grossly misleading since there is no evidence or analysis provided to reference that the ultimate regional [detention] pond is feasible with the proposed ODP improvements.”

- That the Planning and Zoning Commission (P&Z) **failed to properly interpret and apply relevant provisions of the Land Use Code and City Code** – specifically Land Use Code subsection 3.3.2(D)(5) regarding requirements for a building permit to be issued, specifically stormwater drainage facilities and appurtenances as required by Section 26-544 of the City Code. The appeal also lists City Code Section 26-543(a)(4) regarding adoption of the Dry Creek Basin Master Drainage Plan by reference.

P) OTHER BUSINESS

OB 1. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.

(Three or more individual Councilmembers may direct the City Manager and City Attorney to initiate and move forward with development and preparation of resolutions and ordinances not originating from the Council's Policy Agenda or initiated by staff.)

Q) ADJOURNMENT

Every regular Council meeting will end no later than midnight, except that: (1) any item of business commenced before midnight may be concluded before the meeting is adjourned and (2) the Council may, at any time prior to adjournment, by majority vote, extend a meeting beyond midnight for the purpose of considering additional items of business. Any matter that has been commenced and is still pending at the conclusion of the Council meeting, and all matters for consideration at the meeting that have not yet been considered by the Council, will be deemed continued to the next regular Council meeting, unless Council determines otherwise.

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PROCLAMATION

WHEREAS, Pat Ferrier has covered business and development in Fort Collins as a reporter for the Fort Collins Coloradoan for 23 years; and

WHEREAS, Pat has helped community members stay informed through the changing landscape in Fort Collins through her reporting; and

WHEREAS, Pat has spent countless hours deciphering fees, codes, the development review process, taxes, the economy, and community values and contradictions; and

WHEREAS, Pat has helped the residents of Fort Collins know their community and answered the curiosities of “What is that going to be?” and “When will that open?;” and

WHEREAS, throughout these many years, Pat has reminded us of where we have been and where we are going (think Foothills Mall journey!); and

WHEREAS, Pat shared genuine interest and an ability to simplify the complexities; and

WHEREAS, she has now retired.

NOW, THEREFORE, I, Emily Francis, Mayor Pro Tem of the City of Fort Collins, do hereby declare May 7, 2024, as

PAT FERRIER APPRECIATION DAY

I commend your exceptional service to the city and wish you all the best in your retirement.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 7th day of May, 2024.

Mayor Pro Tem

ATTEST:

Interim City Clerk



PROCLAMATION

WHEREAS, the Congress and President of the United States have designated May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police week. Established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others; and

WHEREAS, the members of the law enforcement agency of the City of Fort Collins play an essential role in safeguarding the rights and freedoms of the citizens of our community; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their police department, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, Fort Collins Police Services has grown to be a progressive and professional law enforcement agency which unceasingly provides a vital public service; and

WHEREAS, the citizens of Fort Collins are urged to join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their communities have established for themselves the enduring reputation of preserving the rights and security of all citizens.

NOW, THEREFORE, I, Emily Francis, Mayor Pro Tem of the City of Fort Collins, do hereby proclaim May 12 through 18, 2024, as

NATIONAL POLICE WEEK

and further call upon all citizens of the City of Fort Collins to observe May 15, 2024, as *National Peace Officers Memorial Day* to honor those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 7th day of May, 2024.

Mayor Pro Tem

ATTEST:

Interim City Clerk



PROCLAMATION

WHEREAS, Fort Collins is a place where partners such as Visit Fort Collins offer tourism efforts that help local businesses thrive and bring visitors to safely enjoy our beautiful community; and

WHEREAS, National Travel and Tourism Week recognizes the hard work and Spirit of Tourism of many in our community who contribute to the long-term economic health and vitality of Fort Collins; and

WHEREAS, the mission of Visit Fort Collins is to lead the region in safely attracting visitors for a diverse set of experiences, facilitating the highest quality visitor experience in order to enhance the area's economy and quality of life for residents; and

WHEREAS, tourism attributes 4,197 jobs in Fort Collins, generated \$10.0 million dollars in sales tax, and had an overall \$346.3 million in economic impact based on a 2020 study; and

WHEREAS, as a result, money is being spent in Fort Collins and stays in the community to provide basic City services.

NOW, THEREFORE, I, Emily Francis, Mayor Pro Tem of the City of Fort Collins, do hereby proclaim May19 through 25, 2024, as

NATIONAL TRAVEL AND TOURISM WEEK

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 7th day of May, 2024.

Mayor Pro Tem

ATTEST:

Interim City Clerk



PROCLAMATION

WHEREAS, this measure recognizes May 2024 as Mental Health Awareness Month in the City of Fort Collins. We come together to raise awareness of mental health, promote resources and education, and advocate for mental health and well-being for everyone; and

WHEREAS, 46 percent of Americans will meet the criteria for a diagnosable mental health condition sometime in their life, and half of those people will develop conditions by the age of 14; and

WHEREAS, Colorado ranks 37th out of 51 states with a higher prevalence of mental health issues and lower rates of access to care for adults and youth; and

WHEREAS, almost 60,000 Larimer County residents reported poor mental health in the past year and 47,000 residents did not access needed behavioral health care in the past year; and

WHEREAS, 42 percent of Larimer County high school students felt sad or hopeless that they stopped participating in activities, 46 percent felt their stress level was not manageable, and 20 percent seriously considered suicide in the past year; and

WHEREAS, barriers to behavioral health care in Larimer County are identified as the cost of care, timely access to providers in their community, stigma around seeking help, and lack of insurance coverage for services; and

WHEREAS, access to necessary medication, appropriate treatment, care coordination, and responsive peer support helps prevent individuals from populating emergency rooms and jails which are often the default locations for someone with acute mental health and substance use needs; and

WHEREAS, creating a community where everyone feels comfortable reaching out for the support they deserve is crucial to ending the stigma around mental health.

NOW, THEREFORE, I, Emily Francis, Mayor Pro Tem of the City of Fort Collins, do hereby proclaim the month of May 2024, as

MENTAL HEALTH AWARENESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 7th day of May, 2024.

Mayor Pro Tem

ATTEST:

PROCLAMATION

WHEREAS, the month of May is celebrated as the National Water Safety Month to highlight water awareness and swim safety; this month serves as a crucial reminder of the paramount importance of water safety, as individuals of all ages engage in recreational activities in pools, rivers, and lakes in our community; and

WHEREAS, the City of Fort Collins, is committed to the safety and well-being of our citizens, and we recognize the inherent risks associated with aquatic recreation; and

WHEREAS, drowning remains a significant public health concern, with statistics revealing that it is a leading cause of unintentional injury death, particularly among children aged 1-4 years old, and the American Red Cross states that approximately 200 young children drown in backyard swimming pools each year; and the National Safety Council states an average of 379 drownings occur annually in rivers and lakes across the United States; and

WHEREAS, we recognize and support the mission of the American Red Cross to create and cultivate opportunities for participation and achievement in swimming. We are dedicated to reducing the incidents of drowning and preventing tragedy around the water; and

WHEREAS, we thank the lifeguards, swim instructors and coaches who dedicate their time to create a safe environment for our athletes to reach their fullest potential. We thank our first responders who protect our community while we enjoy the natural outdoor aquatic environments in Fort Collins; and

WHEREAS, we, the City of Fort Collins exemplifies dedication to water safety through its programs and initiatives, collaborating with organizations like the American Red Cross and community partners to raise awareness and educate the community about the importance of water safety during National Water Safety Month.

NOW, THEREFORE, I, Emily Francis, Mayor Pro Tem of the City of Fort Collins, do hereby proclaim the month of May 2024, as

NATIONAL WATER SAFETY MONTH

We urge all citizens to prioritize water safety, take advantage of available resources and training opportunities, and work together to create a culture of safety in and around water. By fostering awareness, education, and collaboration, we can prevent drownings, save lives, and ensure that everyone can enjoy the benefits of water recreation safely.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Fort Collins this 7th day of May, 2024.

Mayor Pro Tem

ATTEST:

Interim City Clerk



AGENDA ITEM SUMMARY

City Council

STAFF

Heather Walls, Interim City Clerk

SUBJECT

Consideration and Approval of the Minutes of the April 2, 2024 Regular Meeting.

EXECUTIVE SUMMARY

The purpose of this item is to approve the minutes of the April 2, 2024 regular meeting.

STAFF RECOMMENDATION

Staff recommends approval of the minutes.

ATTACHMENTS

1. Draft Minutes, April 2, 2024

April 2, 2024

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

**PROCLAMATIONS AND PRESENTATIONS
5:00 PM**

A) PROCLAMATIONS AND PRESENTATIONS

- PP 1. **Declaring April 2 through 8, 2024 as International Dark Sky Week.**
- PP 2. **Declaring April 2024 as Autism Acceptance Month.**
- PP 3. **Declaring April 2024 as Fair Housing Month.**
- PP 4. **Declaring April 2024 as Sexual Assault Awareness Month.**

Mayor Jeni Arndt presented the above proclamations at 5:00 p.m.

**REGULAR MEETING
6:00 PM**

B) CALL MEETING TO ORDER

Mayor Jeni Arndt called the regular meeting to order at 6:01 p.m. in the City Council Chambers at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

C) PLEDGE OF ALLEGIANCE

Mayor Jeni Arndt led the Pledge of Allegiance to the American Flag.

D) ROLL CALL

PRESENT

- Mayor Jeni Arndt
- Mayor Pro Tem Emily Francis
- Councilmember Susan Gutowsky
- Councilmember Julie Pignataro
- Councilmember Tricia Canonico
- Councilmember Melanie Potyondy
- Councilmember Kelly Ohlson

STAFF PRESENT

- City Manager Kelly DiMartino
- City Attorney Carrie Daggett
- Assistant City Clerk Amani Chamberlin

E) CITY MANAGER'S AGENDA REVIEW

City Manager Kelly DiMartino provided an overview of the agenda, including:

- All items on the consent agenda were recommended for approval with no changes.
- Item No. 12, *First Reading of Ordinance No. 049, 2024, Reappropriating Funds Previously Appropriated in 2023 But Not Expended and Not Encumbered in 2023*, was unanimously recommended for approval by the Council Finance Committee.
- The items on the discussion agenda were reviewed.

F) COMMUNITY REPORTS

None.

G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS

Andi Hart noted this Council, less Councilmember Potyondy, passed a ceasefire resolution related to the Ukraine invasion and detailed the number of casualties of civilians and children in that war versus the Israel/Gaza war, the latter of which is much greater. Hart stated it seems Council will not consider a ceasefire resolution for the Israel/Gaza war because it does not deem Palestinians, including children, worthy of life in the same way it did for the Ukrainians.

Michele Gliszinski expressed concern about the language used by the leaders of the NoCo Liberation Coalition at the last Council meeting.

Keith Richardson expressed concern about the proposed Poudre School District's planned school consolidations and closures stating they will impact neighborhood walkability, livability, and safety. Richardson stated these closures would ignore the already overburdened transportation department and increase air pollution. Richardson requested Council be proactive in engaging the School District.

Nate Berg expressed frustration with Council's refusal to consider a Gaza ceasefire resolution and read from the Council adopted ceasefire resolution related to Ukraine.

Tory Pappas expressed concern about the proposed closure of neighborhood elementary schools stating it goes against the City's values, particularly the commitment to active transportation as seen in programs such as Safe Routes to School.

Kate Bedford expressed concern about proposed school closures stating key goals from an urban planning perspective are being overlooked. Bedford also expressed concern about the closure of Beattie Elementary School from an equity perspective. Bedford encouraged the City and School District to work together to arrive at a thoughtful solution for the good of Fort Collins.

Paul Herman, Water Commission member speaking on his own behalf, opposed the NoCo Liberation Organization and condemned its mob-like behavior and anti-Semitic rhetoric.

Alan Braslau expressed support for Safe Routes to School and spoke on behalf of the Energy Board regarding Platte River Power Authority's plans to construct a new natural gas plant. Braslau stated the Board finds those plans to be counterproductive to the climate sustainability goals put forward by Our Climate Future. Additionally, Braslau stated the City's climate action goals, and 100% renewable electricity goal, were never aspirational in nature.

Stephen Tenbrink, Energy Board member, stated there are concerns that Platte River Power Authority has not used an open request for proposals to get wider input for other approaches to solving the dark calm issue that arises when renewable sources are not able to produce power.

Maxfield Martinez expressed support for neighborhood schools and safe routes. Additionally, Martinez expressed support for Council considering a Gaza ceasefire resolution.

Makeeba Helms opposed the closure of Beattie Elementary School stating it would be detrimental to some of the city's most at-risk students. Additionally, Helms stated the elimination of the co-teaching model used at Beattie would be harmful to the future of teachers in Fort Collins.

Laura Lenhart expressed support for a ceasefire resolution and requested the City stop supporting Woodward.

Alex Scott requested Council consider a Gaza ceasefire resolution and commented on the atrocities our tax dollars have funded by providing support to Israel.

August-Carter Nelson requested Council consider a Gaza ceasefire resolution.

Isabella Zapata discussed the situation in Gaza and requested Council consider a ceasefire resolution.

Jason Knebel commented on the war in Ukraine and expressed concern Israeli funding is now being tied to Ukrainian funding.

Adam Hirschhorn commended Redtail Ponds and those who help out there and discussed the Palestinian perspective.

Shirley Peel discussed concerns with the development review process and commented on two small businesses who are attempting to relocate and are hung up in the City process. Peel expressed support for an examination of the development review process to ensure it is efficient and does not place further burden on small businesses.

Kimberly Conner discussed the World Central Kitchen convoy members who were murdered by Israeli missiles in Gaza and commented on the number of Palestinians who have died in the conflict.

Elizabeth Hudetz stated the electric transition is occurring now; however, its dynamics are not being recognized by the infrastructure investments being made by some utilities.

M.L. Johnson, Ph.D., Ed. D., expressed concern about the impacts of the proposed school consolidation, including increased risk for students walking to school and increased bus and car traffic and associated increased pollution. Johnson requested Council to examine the consolidation proposals and consider the impacts to the city.

Lief Youngs requested Council consider a ceasefire resolution.

Cheryl Trine requested Council consider a ceasefire resolution.

Public Comment ended at 6:59 p.m.

H) PUBLIC COMMENT FOLLOW-UP

Mayor Pro Tem Francis concurred the City has an interest in the Poudre School District consolidation issue and asked if there are any updates. City Manager DiMartino stated there are no specific updates, though it was a topic at the last liaison meeting and will be discussed at the next meeting.

Mayor Pro Tem Francis suggested the City should have more involvement in the issue outside of the liaison committee and noted the Leadership Team discussed how to better involve the City. City Manager DiMartino noted the School District is working with an outside facilitator who is leading the engagement process and stated she would reach out to the District.

Councilmember Ohlson concurred with Mayor Pro Tem Francis on the City being involved in the School District consolidation plans and noted the City was involved in a previous effort to close Beattie Elementary School. Additionally, Councilmember Ohlson stated it seems the gas plant issue has been rushed at Poudre River Power Authority (PRPA) and better climate emergency friendly solutions could likely be found. He noted he is in the minority on the ceasefire resolution issue on Council.

Councilmember Potyondy thanked the speakers, particularly former Councilmember Peel who works hard to champion small businesses. She stated District 4, and to some extent District 5, are disproportionately impacted by some of the school consolidation plans, and those issues are related to City priorities and initiatives. She noted schools are part of the master plan of what makes a city great and stated the consolidation process needs to be robust.

Councilmember Canonico requested staff input on former Councilmember Peel's comments. Deputy City Manager Tyler Marr stated he would be happy to connect with any individuals who have had challenges with the development review process. He stated staff has been undergoing an intentional effort to examine how to make the development review process more efficient, particularly for small businesses. He noted the process is inherently complicated; however, staff is confident changes can be made without sacrificing standards that are critical to the community.

Councilmember Canonico concurred it is important for the City to be involved in the Poudre School District consolidation issue. She stated there will be tough decisions that will impact families, but noted the decision team includes a former City Planner and the former City Climate Project Manager.

Councilmember Pignataro noted one of Council's priorities is to pursue an integrated, intentional approach to economic health and stated some of what former Councilmember Peel discussed would fit under that priority. She also concurred on the City being more involved with the Poudre School District issue. Councilmember Pignataro noted the PRPA meetings are open and stated PRPA has been directed by its member entities to be 100 percent carbon neutral by 2030.

Councilmember Gutowsky commented on previous plans to close Beattie, Lopez, and Riffenburgh Elementary Schools and stated she is hopeful that ongoing conversations will lead to a good outcome.

Mayor Arndt stated there is no better investment in the community than in public schools. She also commented on the City's efforts to densify neighborhoods and offer more housing types, noting much of the pushback on those efforts has come from the west side of town where schools are planned to be closed. Additionally, she noted the Black Hollow solar project manager estimated it will be four and a half years until the transmission device needed will be available. She stated the natural gas plant mentioned has requested a permit for possibly being built if technology does not catch up.

Councilmember Ohlson stated the state should have stayed out of local control when it adopted regulations related to eliminating ordinances such as U+2. He stated the reason Beattie Elementary

School was previously set for closure was because anyone who could afford to move out of the area did so because of overoccupancy of buildings and the negative impact it had on neighborhoods.

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

None.

J) CONSENT CALENDAR

1. Consideration and Approval of the Minutes of the February 27, 2024 Adjourned Meeting, March 5, 2024 Regular Meeting, and March 18, 2024 Special Meeting.

The purpose of this item is to approve the minutes of the February 27, 2024 adjourned meeting, March 5, 2024 regular meeting, and March 18, 2024 special meeting.

Approved.

2. Second Reading of Ordinance No. 038, 2024, Making Supplemental Appropriations, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations for the Laporte Avenue Multimodal Improvement Project and Related Art in Public Places.

This Ordinance, unanimously adopted on First Reading on March 19, 2024, enables the City to receive and expend Colorado Department of Transportation (CDOT) funds for the Laporte Avenue Multimodal Improvement Project (Laporte Project). The funds will be used for construction of improvements along Laporte Avenue from Fishback Avenue to Sunset Street. If approved this item: 1) appropriates \$2,500,000 of Transportation Alternative grant funds for the Laporte Project; 2) uses \$122,727 from the Bicycle Infrastructure Improvements Community Capital Improvement Program (CCIP Bike Program) as part of the local match; 3) uses \$102,273 from the Pedestrian Infrastructure Improvements Community Capital Improvement Program (CCIP Pedestrian Program) as part of the local match; 4) appropriates as part of the local match contribution \$223,425 from the Transportation Capital Expansion Fee Reserves (TCEF); 5) appropriates as part of the local match contribution \$222,750 from General Fund Reserves; 6) appropriates \$1,755 (0.78% of the TCEF amount of the 1% contribution for the artwork portion of APP) from TCEF Reserves to the Art in Public Places Program; 7) appropriates \$495 (0.22% of the TCEF amount of the 1% contribution to APP) from the Transportation Fund Reserves to the Art in Public Places Program; and 8) appropriates \$2,250 (1% of the General Fund amount) from the General Fund to the Art in Public Places Program.

Adopted on Second Reading.

3. Second Reading of Ordinance No. 040, 2024, Making a Supplemental Appropriation in the General Fund of Grant Funds from the Colorado Department of Public Health and Environment and Appropriating Prior Year Reserves in the Water Fund to Support Transitioning City Fossil Fuel Vehicles to Clean Energy Vehicles.

This Ordinance, unanimously adopted on First Reading on March 19, 2024, supports the City of Fort Collins (City) in transitioning fossil fuel vehicles to clean energy vehicles as a measure of reducing greenhouse gas emissions to achieve maximum air quality benefits for the people of Fort Collins and Colorado.

The City was awarded \$910,000 from the State's Clean Fleet Vehicle and Technology (CFVT) grant program in support of the City purchasing clean energy vehicles that align with vehicles

approved through the State's CFVT grant program. The awarded funds will support purchase of approved vehicles, with the City contributing the remaining needed funds. Based on needs of City departments, Operation Services and departments within City Utilities will be funding the additional funds needed for purchase of approved vehicles.

Approval of this item will support the City in transitioning fossil fuel fleet vehicles to clean energy by:

- Appropriating \$910,000 of unanticipated grant revenue from the State of Colorado's CFVT grant program; and
- Appropriating \$96,504 from Water Fund reserves.

Adopted on Second Reading.

4. Second Reading of Ordinance No. 041, 2024, Making Supplemental Appropriations in the Capital Projects Fund of Colorado Department of Transportation Alternative Program Grant Funds and the Congestion Mitigation and Air Quality Grant Funds, for the Power Trail and Harmony Grade Separated Crossing Project.

This Ordinance, unanimously adopted on First Reading on March 19, 2024, enables the City to receive and expend federal pass-thru funds for the Power Trail and Harmony Grade Separated Crossing Project (the Project). The funds will be used for construction of a pedestrian and bicycle underpass located approximately 500 feet west of the intersection of Harmony Road and Union Pacific Railroad. If approved this item will:

- Appropriate \$800,000 of unanticipated Transportation Alternative Program (TAP) grant funds for the Project; and
- Appropriate \$2,700,000 of Congestion Mitigation and Air Quality (CMAQ) grant funds for the Project.

Previously appropriated funds will be used for local match requirements.

Adopted on Second Reading.

5. Second Reading of Ordinance No. 042, 2024, Appropriating Prior Year Reserves in the General Fund for Cultural Development and Programming Activities, Tourism Programming, and Convention and Visitor Program Services.

This Ordinance, unanimously adopted on First Reading on March 19, 2024, appropriates \$560,178, of which \$392,125 is proposed for Convention and Visitors Bureau, \$140,044 is proposed for Cultural Development and Programming Activities (Fort Fund), and \$28,009 is proposed for Tourism Programming (Fort Fund) all from unanticipated 2023 Lodging Tax revenue collections.

Lodging taxes are annually collected by the City of Fort Collins for Cultural Development and Tourism programming activities. Anticipated revenue is projected through each Budgeting for Outcomes (BFO) cycle and then adjusted annually as needed based on final actual collections. For 2023, total Lodging tax revenues collected came in \$560,178 above projected collections.

Adopted on Second Reading.

- 6. Second Reading of Ordinance No. 043, 2024, Appropriating Prior Years Reserves Received in the General Fund By City Give for Fort Collins Police Services for the 2024 Police Leaders' Summit.**

This Ordinance, unanimously adopted on First Reading on March 19, 2024, requests appropriation of \$30,000 in philanthropic revenue received by City Give for Fort Collins Police Services for the 2024 Police Leaders' Summit as designated by the donor.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

Adopted on Second Reading.

- 7. Second Reading of Ordinance No. 044, 2024, Appropriating Prior Year Reserves Received By City Give for Fort Collins Police Services for the Safe Futures Initiative.**

This Ordinance, unanimously adopted on First Reading on March 19, 2024, requests an appropriation of \$80,000.00 in philanthropic revenue received by City Give for Fort Collins Police Services for the Safe Futures initiative.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

Adopted on Second Reading.

- 8. Second Reading of Ordinance No. 045, 2024, Making a Supplemental Appropriation in the General Fund of the Internet Crimes Against Children Grant in Support of Fort Collins Police Services Cyber Crimes Unit.**

This Ordinance, unanimously adopted on First Reading on March 19, 2024, supports the Fort Collins Police Services' Cyber Crimes Unit by appropriating \$6,585 of unanticipated grant revenue awarded by the Colorado Springs Police Department.

Adopted on Second Reading.

- 9. Second Reading of Ordinance No. 046, 2024, Amending Chapter 26 of the Code of the City of Fort Collins to Clarify Terminology Regarding Control Valves and Water Service and Fire Lines.**

This Ordinance, unanimously adopted on First Reading on March 19, 2024, clarifies and makes consistent certain terminology in City Code. This item will remove "curb stop" from City Code, to be replaced by "control valve." Replacement of this terminology removes any potential assumption that a water control valve on a service or fire line must have proximity to a street or sidewalk curb to define ownership of the valve and of the line extending from the valve.

Adopted on Second Reading.

- 10. Second Reading of Ordinance No. 047, 2024, Establishing Rental Rates and Delivery Charges for Use of Water Available Under Fort Collins Utilities' Raw Water Interests for 2024 Through March 2027.**

This Ordinance, unanimously adopted on First Reading on March 19, 2024, obtains Council approval for the proposed formulas for calculating rental rates and delivery charges for Fort Collins Utilities' (Utilities) raw water supplies for the next three years, including proposed rental

rates and delivery charges for fully consumable water. The rates and charges would be effective through March 2027. Setting the rates and charges via formula ensures Utilities can recoup the ownership and administrative costs for rented supplies and provides planning certainty for the agricultural rental community.

Proposed formulas for most supply sources remain consistent with those from the previous rental rate and delivery charge ordinance (Ordinance No. 038, 2021). Staff is recommending an increase in the rental rate and delivery charge for fully consumable water to be in line with market conditions for this type of water. In addition, staff is recommending the rental rate for Water Supply and Storage Company supplies to be 130% of assessment versus the prior rate of assessment plus a flat administration fee. These are the only changes to rental rates and delivery charge methods.

Adopted on Second Reading.

- 11. **Second Reading of Ordinance No. 048, 2024, Authorizing the Conveyance of a Permanent Non-Exclusive Domestic Waterline Easement on Property Jointly Owned by the City of Fort Collins and the City of Loveland at the Northern Colorado Regional Airport for the New Airport Terminal Facility.**

This Ordinance, unanimously adopted on First Reading on March 19, 2024, authorizes the conveyance of an easement to the water district to allow for a water service line for the terminal. The easement is over a portion of the Northern Colorado Regional Airport property, which is owned jointly by the City of Fort Collins and the City of Loveland.

Adopted on Second Reading.

- 12. **First Reading of Ordinance No. 049, 2024, Reappropriating Funds Previously Appropriated in 2023 But Not Expended and Not Encumbered in 2023.**

The purpose of this item is to reappropriate monies in 2024 that were previously authorized by Council for expenditures in 2023 for various purposes. The authorized expenditures were not spent or could not be encumbered in 2023 because:

- *There was not sufficient time to complete bidding in 2023 and therefore, there was no known vendor or binding contract as required to expend or encumber the monies; or*
- *The project for which the dollars were originally appropriated by Council could not be completed during 2023 and reappropriation of those dollars is necessary for completion of the project in 2024.*

Additionally, there may have been sufficient unspent dollars previously appropriated in 2023 to carry on programs, services, and facility improvements in 2024 for those specific purposes.

In the above circumstances, the unexpended and/or unencumbered monies lapsed into individual fund balances at the end of 2023 and reflect no change in Council policies.

Monies reappropriated for each City fund by this Ordinance are as follows:

General Fund	\$2,498,249
Cultural Services Fund	55,000
Recreation Fund	251,064
Museum Fund	61,265
Transportation Service Fund	1,288,625

Water Fund	52,500
Date & Communications Fund	<u>390,600</u>

Total \$4,597,303

Adopted on First Reading.

- 13. **First Reading of Ordinance No. 050, 2024, Approving the Conveyance of a Temporary Construction Easement for the Construction of Permanent Stormwater Improvements on City Property to DHIC-Enclave, LLC.**

The purpose of this item is to approve an Ordinance that would permit the conveyance of a Temporary Construction Easement (the "Easement") on approximately 4.36 acres (189,996 sf) of City property known as the Redwood Detention Pond and the Redwood Channel (collectively, the "City Property") to DHIC – Enclave, LLC ("Developer"), in exchange for the construction of permanent stormwater master plan improvements on the City Property.

Adopted on First Reading.

- 14. **First Reading of Ordinance No. 051, 2024, Approving the Conveyance of a Permanent Easement for Stormwater Drainage, a Temporary Construction Easement for the Construction of Stormwater Drainage Improvements, and a Temporary Construction Easement for the Construction of Sewer Facilities to PS-Poudre River, LLC.**

The purpose of this item is to approve an Ordinance that would permit the conveyance of one permanent drainage easement (the "Drainage Easement"), one temporary construction easement (the "Drainage TCE") for the modification of current drainage facilities, and one temporary construction easement (the "Sewer TCE") for the installation of public sewer facilities to PS-Poudre River, LLC ("PSPR"), on City Property located at 101 1st Street, which is the current location of Buckingham Park ("Buckingham Park"). Construction pursuant to the Drainage TCE will modify existing floodplain boundaries, and the Drainage Easement will allow PSPR to store additional stormwater on a portion of Buckingham Park. The Sewer TCE is for the installation of public sewer facilities required by the City so that PSPR may proceed with the development of the adjoining lands. The actual conveyance of the easements will be conditional upon PSPR, or its successors and assigns, obtaining City development approval of the contemplated work within the easements.

Adopted on First Reading.

- 15. **First Reading of Ordinance No. 052, 2024, Approving the Conveyance of One Permanent Easement and One Temporary Construction Easement for the Construction of a Portion of Phemister Trail on City Property to Colorado State University.**

The purpose of this item is to approve an Ordinance that would permit the conveyance of one (1) permanent easement (the "Trail Easement") and one (1) temporary construction easement (the "TCE") to Colorado State University ("CSU"), for the construction, operation, and maintenance of a public multi-modal trail (the "Phemister Trail") on City Property located at 2145 Centre Street, which is the current location of The Gardens on Spring Creek (the "Gardens on Spring Creek").

Adopted on First Reading.

16. Public Hearing and Resolution 2024-053 Approving the Programs that will Receive a Total of \$400,000 in HOME Investment Partnership Act American Rescue Plan Act Funding (HOME-ARP) for Supportive Services.

The purpose of this item is to approve the programs recommended for funding with the \$400,000 in HOME Investment Partnership Act American Rescue Plan Act funding (HOME-ARP) designated for Supportive Services.

Adopted.

17. Resolution 2024-054 Ratifying the Reappointment of Corey Radman and Joshua Fudge and the Appointment of Vicki Woods to the Poudre River Public Library District Board of Trustees.

The purpose of this item is to fill vacancies on the Poudre River Public Library District Board of Trustees.

Adopted.

18. Resolution 2024-055 Appointing Amanda Cossey, Troy Erickson, Casey Kittel, Danielle Lowry and Aryell Mattern to the Fort Collins Tourism Improvement District Board of Directors.

The purpose of this item is to consider the appointments of Amanda Cossey, Troy Erickson, Casey Kittel, Danielle Lowry, and Aryell Mattern to the Fort Collins Tourism Improvement District (the "District") Board of Directors. Amanda Cossey will serve a three-year term to fill a vacancy created by the resignation of another member. Troy Erickson will serve the remainder of a three-year term ending on September 1, 2024, due to early resignation. Casey Kittel will serve the remainder of the term ending January 17, 2026, vacated by a resignation. Danielle Lowry will serve a second term lasting three years starting as soon as appointed by Council. Aryell Mattern will serve a three-year term starting as soon as appointed by Council.

Adopted.

19. Items Relating to Appointments to Various Boards and Commissions.

A. Resolution 2024-056 Making Appointments to the Historic Preservation Commission.

B. Resolution 2024-057 Making an Appointment to the Land Use Review Commission.

C. Resolution 2024-058 Making Appointments to the Planning and Zoning Commission.

The purpose of this item is to fill vacancies on various Boards and Commissions.

In 2023, the Council adopted a Code of Conduct and updated Boards and Commissions Policy, along with other policies and procedures that apply to service on City boards and commissions. Each board and commission appointee is required to acknowledge and accept these requirements in order to take appointed office. Each Resolution provides that no person appointed may take office until they have completed the required acknowledgement and acceptance of the Code of Conduct and the applicable laws and policies that govern service on City of Fort Collins boards and commissions.

All three Resolutions Adopted.

END OF CONSENT CALENDAR

J) ADOPTION OF CONSENT CALENDAR

Mayor Pro Tem Francis moved, seconded by Councilmember Pignataro, to approve the recommended actions on items 1-19 on the Consent Calendar.

The motion carried, 7-0.

K) CONSENT CALENDAR FOLLOW-UP (This is an opportunity for Councilmembers to comment on items adopted or approved on the Consent Calendar.)

Councilmember Ohlson thanked staff for addressing his questions related to Item No. 10, *Second Reading of Ordinance No. 047, 2024, Establishing Rental Rates and Delivery Charges for Use of Water Available Under Fort Collins Utilities' Raw Water Interests for 2024 Through March 2027*. He also requested follow-up regarding Item No. 13, *First Reading of Ordinance No. 050, 2024, Approving the Conveyance of a Temporary Construction Easement for the Construction of Permanent Stormwater Improvements on City Property to DHIC-Enclave, LLC*, related to the City funding enhanced vegetation and the role of the developer in terms of vegetation and habitat.

Councilmember Ohlson asked why the Parks and Recreation Board did not review Item No. 14, *First Reading of Ordinance No. 051, 2024, Approving the Conveyance of a Permanent Easement for Stormwater Drainage, a Temporary Construction Easement for the Construction of Stormwater Drainage Improvements, and a Temporary Construction Easement for the Construction of Sewer Facilities to PS-Poudre River, LLC*. Additionally, he requested additional information as to how many trees are being discussed and what restoring them means per Item No. 15, *First Reading of Ordinance No. 052, 2024, Approving the Conveyance of One Permanent Easement and One Temporary Construction Easement for the Construction of a Portion of Phemister Trail on City Property to Colorado State University*, and why no City Boards or Commissions reviewed the item.

Mayor Arndt acknowledged those who were appointed to the Library District Board of Trustees, the Fort Collins Tourism District Board of Directors, Historic Preservation Commission, Land Use Review Commissions, and Planning and Zoning Commission. She noted Boards and Commissions applications were up 53 percent this year.

L) STAFF REPORTS

None.

M) COUNCILMEMBER REPORTS

Councilmember Potyondy announced a listening session Saturday at the Harmony Library.

Councilmember Gutowsky reported on an intergenerational event at Compass Charter School and on attending the Natural Areas awards. She noted Councilmember Ohlson's wife was given a special award for her work.

Councilmember Canonico reported on the Bird Whistle Townhomes ribbon cutting event.

Councilmember Gutowsky reported on a tour of ChildSafe and noted the organization has an upcoming fundraising event.

Mayor Arndt reported on serving an Easter meal at the Rescue Mission.

N) CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION

None.

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

20. Second Reading of Ordinance No. 039, 2024, Amending the City Code to Provide Additional Procedural Options for the Conduct of City Council Meetings.

This Ordinance, adopted on First Reading with amendments at the March 18, 2024, special meeting, by a vote of 6-1 (Ayes: Mayor Arndt, Mayor Pro Tem Francis, Councilmembers Gutowsky, Pignataro, Canonico, and Potyondy; Nays: Councilmember Ohlson), updates Code provisions related to the conduct of Council meetings to allow Councilmembers to attend and vote remotely if a meeting has been relocated to a remote mode due to circumstances preventing a meeting from proceeding.

Council amended the Ordinance at the time of adoption on First Reading to remove a provision allowing Council to limit public comment to agenda items only and to correct an obsolete pronoun reference.

Resolution 2024-026 Adopting Amending Rules of Procedure Governing the Conduct of City Council Meetings and Council Work Sessions failed unanimously.

PUBLIC COMMENT

Jason Knebel stated this is another attempt to limit public participation.

COUNCIL DISCUSSION

Councilmember Ohlson noted he voted against this item on First Reading but stated this provision will likely be used rarely and will allow for Council to move a meeting in the event of an emergency.

Mayor Arndt noted public input would also remain if the meeting were to be relocated to a virtual setting.

Councilmember Gutowsky asked if there is a provision for individuals who may not have access to the internet. Assistant City Manager Venkatesh replied that is being examined administratively.

City Attorney Daggett noted individuals would also be able to participate by phone.

Mayor Pro Tem Francis moved, seconded by Councilmember Gutowsky, to adopt Ordinance No. 039, 2024, on Second Reading.

The motion carried, 7-0.

P) OTHER BUSINESS

OB 1. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.

(Three or more individual Councilmembers may direct the City Manager and City Attorney to initiate and move forward with development and preparation of resolutions and ordinances not originating from the Council's Policy Agenda or initiated by staff.)

Q) ADJOURNMENT

There being no further business before the Council, the meeting was adjourned at 7:37 p.m.

Mayor

ATTEST:

Interim City Clerk

DRAFT

AGENDA ITEM SUMMARY

City Council



STAFF

Katie Donahue, Director, Natural Areas Department
Barb Brock, Financial Analyst II, Natural Areas Department

SUBJECT

Second Reading of Ordinance No. 053, 2024, Appropriating Prior Year Reserves in the Natural Areas Fund and the Sales and Use Tax Fund for the Purpose of Land Conservation, Visitor Amenities, Restoration and Other Related Natural Areas Stewardship Activities Not Included in the 2024 Adopted City Budget.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on April 16, 2024, appropriates \$7,924,969 in prior year reserves in the Natural Areas Fund and \$269,466 in prior year reserves in the Sales and Use Tax fund to be transferred to the Natural Areas Fund. These appropriations are for land conservation, resource management, planning, construction of trails and other visitor amenities, restoration of wildlife habitat, and other Natural Areas Department programs and activities to benefit the residents of the City, in accordance with the Natural Areas Master Plan.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

BACKGROUND / DISCUSSION

Funding for the Natural Areas Department (NAD) for purposes other than capital projects lapses each year if not spent. Unspent prior year funds and unanticipated revenues need to be appropriated into the following year's budget before they can be used. The purpose of this item is to appropriate \$7,924,969 in unspent funds and unanticipated revenues in the Natural areas Fund to fund land conservation, resource management, planning, construction of trails and other visitor amenities, restoration of wildlife habitat and other Natural Areas Department programs and activities to benefit the residents of the City, in accordance with the Natural Areas Maser Plan.

In addition, the sales and use tax revenue received in 2023 was higher than projected and existing appropriations were not adequate to make the full transfer from the Sales and Use Tax Fund to the Natural Areas Fund for the one quarter cent Natural Areas tax in the amount of \$269,466.

Of the total appropriation \$7,100,000 will be used for land conservation. With over \$8.0 million in land acquisitions under negotiation, and an additional \$20.0 million in properties identified as high priorities for conservation, there is reasonable likelihood that most of these funds specifically for land conservation will be spent in 2024.

The funds for NAD come from the following designated sources of revenue: the City - Open Space Yes! ¼ cent sales tax; the Larimer County - Help Preserve Open Space ¼ cent sales tax; and miscellaneous anticipated and unanticipated revenues. All these funds are restricted to the purposes of the NAD, including unanticipated revenues, which consist generally of income from sales tax revenues, sale of easements and leases, and grants. The prior year reserve funds being appropriated in this Ordinance are more specifically described as:

- \$7,470,859 Unspent 2023 Budgeted Funds – appropriated for same purpose.
- \$ 454,110 Unanticipated Revenues & Unspent Funds – appropriated for new purposes.
- \$ 269,466 Transfer from Sales and Use Tax Fund
- \$8,194,435 Total Appropriation from 2023 Prior Year Reserves

The anticipated use of these funds is as follows:

Land Conservation - \$7,100,000: \$6,915,424 in unspent land conservation funds plus \$184,576 in new funds for land conservation efforts per the Natural Areas Master Plan.

Ecological Stewardship - \$569,636: \$39,636 to carryover the unspent donation from the West Vine neighborhood for the restoration of Kestrel Fields; \$200,000 for demolition of structures, when needed, for new acquisitions, \$170,000 for grassland health infrastructure (water and fence) needs, \$80,000 for breeding bird data analysis and \$80,000 in restoration seed purchases.

Planning and Special Projects - \$158,799: \$140,000 in carryover for the Strategic Framework; this planning process kicked off in Q4 2023 and will continue throughout 2024. \$18,799 in undistributed Enhancement Grant Funds from 2023 will be distributed as part of support for Nature in the City community-led habitat projects.

Trails and Visitor Amenities (TVA) - \$285,000 for a mini-excavator that will be utilized across the department for projects throughout the year and to replace the 2002 FL80 tandem axel truck.

Rangers/Trails & Visitor Amenities - \$30,000 for new camera additions to the system-wide cameras currently in use for parking lot management and crime abatement, replacing basic model wildlife cameras without transmission capabilities.

Department Management - \$51,000 for a consultant contract for leadership coaching and change management support as Natural Areas implements a department reorganization.

CITY FINANCIAL IMPACTS

The appropriation Ordinance increases 2024 appropriations in the City’s Natural Areas Fund by \$8,194,435. The requested total appropriation of \$8,194,435 in the Natural Areas Fund represents 2023 appropriations that were unspent and unencumbered at year-end in addition to 2023, unanticipated revenues and new appropriations from the Natural Areas Fund Balance. This ordinance also increases the total appropriations in the Sales and Use Tax Fund by \$269, 466 to be transferred to the Natural Areas Fund. All these funds are restricted to the purposes of the Natural Areas Department.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Land Conservation and Stewardship Board met on March 6, 2024.

2023 Reappropriations Excerpt

Barb Brock, Financial Analyst II and Katie Donahue, Director, reminded the LCSB of the annual reappropriation process. As outlined in the memo to the LCSB, NAD staff will be requesting to appropriate \$8,194,435 in unspent funds and unanticipated revenues in the Natural Areas Fund to fund land conservation, restoration of wildlife habitat, trails and visitor amenities, special projects and other NAD needs to benefit the residents of Fort Collins.

Of the total appropriation, \$7,100,000 will be used for land conservation. With over \$8,000,000 currently under contract or in negotiation, and an additional \$20,000,000 in properties identified as high priorities for conservation, there is a reasonable likelihood that most of these funds will be spent in 2024.

Barb and Katie then provided a brief description of the remaining funds to be carried over to 2024 budget and the associated expenditures.

Discussion

Member Piesman asked for clarification on the Land Conservation expenditures for 2024. Katie and Barb explained, staff maintains an active priority list of potential acquisitions which currently totals approximately \$20.0 million. It is unlikely that all properties on the priority list would be acquired in 2024.

Member Elson made a motion that the Land Conservation and Stewardship Board recommends that City Council approve the proposed 2024 appropriation of prior year Natural Areas reserves. Member Piesman seconded the motion. The motion was unanimously approved 7-0.

PUBLIC OUTREACH

Natural Areas Funds will be spent in alignment with the Natural Areas Master Plan, which was extensively reviewed by the public prior to its adoption in October 2014.

ATTACHMENTS

First Reading attachments not included.

1. Ordinance for Consideration

ORDINANCE NO. 053, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES IN THE NATURAL AREAS
FUND AND THE SALES AND USE TAX FUND FOR THE PURPOSE OF
LAND CONSERVATION, VISITOR AMENITIES, RESTORATION AND
OTHER RELATED NATURAL AREAS STEWARDSHIP ACTIVITIES NOT
INCLUDED IN THE 2024 ADOPTED CITY BUDGET

A. The City is committed to preserving natural areas and providing educational, interpretive and appropriate recreational opportunities to the public.

B. Natural Areas programming implements open land conservation priorities identified in the City’s Comprehensive Plan by purchasing conservation easement interests in key natural areas, community separators, or other open lands; providing stewardship for lands purchased; public engagement and educational programs; and developing trails and interpretive features and other amenities for public use.

C. The Natural Areas Department is funded primarily through the collection of City Open Space – Yes! sales and use tax revenue, as well as revenues from the Larimer County Help Preserve Open Space sales and use tax, investment earnings, and other miscellaneous revenues deposited in the Natural Areas Fund.

D. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year such funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

E. Article V, Section 11 of the City Charter requires all appropriations unexpended or unencumbered at the end of the fiscal year lapse to the applicable general or special revenue fund, except appropriations for capital projects and federal or state grants do not lapse until completion of the capital project or expiration of the respective grant.

F. The City Manager has recommended the appropriation from prior year reserves in the Natural Areas Fund of a total of \$7,924,969, comprised of unspent and unencumbered appropriations from 2023.

G. The City Manager has recommended this appropriation and determined that this appropriation is available and previously unappropriated from the Natural Areas Fund and will not cause the total amount appropriated in the Natural Areas Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

H. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

I. The City Manager has recommended the transfer of \$269,466 from the Sales and Use Tax Fund to the Natural Areas Fund and determined that the purpose for which the transferred funds are to be expended remains unchanged.

J. The appropriations described herein shall be used for land conservation, resource management, planning, construction of trails and other visitor amenities, restoration of wildlife habitat, and other Natural Areas Department programs and activities to benefit the residents of the City, in accordance with the Natural Areas Master Plan.

K. The appropriations described herein benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of providing funding for preserving natural areas, conserving viewsheds, and providing recreational opportunities to the public.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from prior year reserves in the Natural Areas Fund the sum of SEVEN MILLION NINE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED SIXTY-NINE DOLLARS (\$7,924,969) to be expended in the Natural Areas Fund for land conservation, resource management, planning, construction of trails and other visitor amenities, restoration of wildlife habitat, and other Natural Areas Department programs and activities to benefit the residents of the City, in accordance with the Natural Areas Master Plan.

Section 2. There is hereby appropriated from prior year reserves in the Sales and Use Tax Fund for transfer to the Natural Areas Fund the sum of TWO HUNDRED SIXTY-NINE THOUSAND FOUR HUNDRED SIXTY-SIX DOLLARS (\$269,466) and appropriated therein to be expended in the Natural Areas Fund for land conservation, resource management, planning, construction of trails and other visitor amenities, restoration of wildlife habitat, and other Natural Areas Department programs and activities to benefit the residents of the City, in accordance with the Natural Areas Master Plan.

Introduced, considered favorably on first reading on April 16, 2024, and approved on second reading for final passage on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 17, 2024
Approving Attorney: Sara Arfmann



AGENDA ITEM SUMMARY

City Council

STAFF

Nina Bodenhamer, City Give Director

SUBJECT

Second Reading of Ordinance No. 054, 2024, Appropriating Philanthropic Revenue Received by City Give for FC Moves to Fund an Asphalt Art Installation.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on April 16, 2024, requests an appropriation of \$25,000 in philanthropic revenue received by City Give for FC Moves, a department within the City's Planning Development and Transportation Service Area, for an asphalt art installation as designated by the grant award. This installation is consistent with the City's Active Modes Plan.

In 2019, the City of Fort Collins launched City Give, a formalized enterprise-wide initiative to create a transparent, non-partisan governance structure for accepting and appropriating charitable gifts.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

BACKGROUND / DISCUSSION

Bloomberg Philanthropies awarded \$25,000 to FC Moves, a department within the Planning, Development and Transportation Service Area, for an asphalt art installation as designated by the grant award. The installation of this improvement is consistent with the City's Active Modes Plan.

The award will fund an asphalt art installation at the intersection of Magnolia Street, Canyon Avenue, and Sherwood Street near the Lincoln Center. The proposed design intervention aims to improve comfort and safety for all road users by increasing compliance with posted speed limits, reducing near misses, and increasing bike and pedestrian mode share. Traffic paint and delineator posts will outline curb extensions or bulb-outs, which reduce pedestrian crossing distances, exposure to traffic, and turning speeds.

The installation will be informed by robust community engagement and facilitated by Art in Public Places.

The location is an integral component of a major bikeway, allowing for safe east/west travel and offering a unique opportunity for innovative traffic calming solutions. The 2022 Active Modes Plan recommends an intersection redesign and suggests asphalt art as a means of testing alternative intersection geometry. The proposed artistic intervention will offer low cost/quick build solutions for traffic calming, place making, and community building.

CITY FINANCIAL IMPACTS

Upon adoption, this Ordinance will appropriate \$25,000 in philanthropic revenue for expenditure in the Transportation Services Fund for FC Moves. The funds have been received and accepted per City Give Administrative and Financial Policy.

The City Manager has also determined that these appropriations are available and previously unappropriated from the Transportation Services Fund and will not cause the total amount appropriated in the Transportation Services Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in the Transportation Services Fund during fiscal year 2024.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

First Reading attachments not included.

1. Ordinance for Consideration

ORDINANCE NO. 054, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PHILANTHROPIC REVENUE RECEIVED BY CITY
GIVE FOR FC MOVES TO FUND AN ASPHALT ART INSTALLATION

A. The City recognizes the long and valuable tradition of community-led collaboration as a way to deliver practical solutions to community issues and to improve community livability, including active modes of transportation.

B. The City received an award of \$25,000 from Bloomberg Philanthropies to fund an asphalt art installation at the intersection of Magnolia Street, Canyon Avenue, and Sherwood Street near the Lincoln Center.

C. The specific recipient of the award, FC Moves, is a department within the City's Planning, Development, and Transportation Service Area that advances mobility solutions to increase walking, bicycling, transit use, shared and environmentally sustainable modes of transportation.

D. The art installation will improve comfort and safety at the intersection for all road users by, among other things, increasing compliance with posted speed limits, reducing near misses, and increasing bike and pedestrian mode sharing.

E. This appropriation benefits the public health, safety, and welfare of the residents of Fort Collins and serves the public purpose of improving comfort and safety of all users of the Magnolia Street, Canyon Avenue, and Sherwood Street intersection.

F. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

G. The City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the General Fund and will not cause the total amount appropriated in the Transportation Services Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

H. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state, or private grant or donation or the City's expenditure of all funds received from such grant or donation.

I. The City Council wishes to designate the appropriation herein as an appropriation that shall lapse at the end of the current fiscal year.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new philanthropic revenue in the Transportation Services Fund the sum of TWENTY-FIVE THOUSAND DOLLARS (\$25,000) to be expended in the Transportation Services Fund for Active Modes Asphalt Art Installation.

Section 2. The appropriation herein is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall lapse at the end of the fiscal year.

Introduced, considered favorably on first reading on April 16, 2024, and approved on second reading for final passage on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 17, 2024
Approving Attorney: Ryan Malarky

AGENDA ITEM SUMMARY

City Council



STAFF

Noah Beals, Development Review Manager
Paul Sizemore, Director of CDNS
Caryn Champine, Director of PDT

SUBJECT

Items Relating to the Adoption of a New Land Use Code.

EXECUTIVE SUMMARY

A. Second Reading of Ordinance No. 056, 2024, Updating City Code References to Align with the Adoption of the Revised Land Use Code.

B. Second Reading of Ordinance No. 057, 2024, Amending the Zoning Map of the City of Fort Collins to Rename All Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer Zone Districts to the Old Town Zone District in Conjunction with the Adoption of the Revised Land Use Code.

These ordinances, unanimously adopted on First Reading on April 16, 2024, consider adoption of changes to the City’s Land Use Code. The Land Use Code (LUC) Phase 1 Update implements policy direction in City Plan, the Housing Strategic Plan, and the Our Climate Future Plan. Regarding Ordinance No. 055, 2024, corrections to clean up inadvertent numbering in Article 4 are recommended, and a suggested motion to do so is on page 5.

Additionally, this item updates City Code references to match changes to the Land Use Code including updating section references and wording.

Finally, because the revised Land Use Code renames the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer zone districts to the Old Town zone district with corresponding subdistricts A, B, and C, updates to the zoning map to reflect the name changes are proposed. This change only affects the name of the zone districts and no changes to the boundaries are proposed.

Ordinance No. 055, 2024, will be considered under discussion due to a split vote.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinances on Second Reading.

BACKGROUND / DISCUSSION

Following the submission and certification of a petition sufficient for referendum, Council reconsidered Ordinance No. 136, 2023, at the Regular Meeting on December 19, 2023. Council adopted Ordinance No. 175, 2023, Repealing Ordinance No. 136, 2023, by a vote of 3-2, *Repealing and Reenacting Section 29-1 of the Code of the City of Fort Collins to Adopt the Land Development Code and Separately Codifying the 1997 Land Use Code As "Transitional Land Use Regulations."* Council directed staff to explore next steps to allow for additional community engagement and refinement of housing-related Land Use Code (LUC) changes.

Project Overview

The LUC Phase 1 project began in summer 2021. From July 2021-October 2022, staff led a process to explore changes to the Land Use Code. This process included:

- Community engagement
- Policy analysis and synthesis
- Development of guiding principles
- Diagnostic report of the existing Land Use Code
- Code drafting
- Public review of the draft the Land Development Code

Council adopted Ordinance No. 114, 2022, adopting the Land Development Code. In November and December 2022, a group of voters gathered enough signatures through the City's referendum process to require that Council reconsider the Ordinance. On January 17, 2023, Council repealed Ordinance No. 114, 2022, and directed staff to conduct additional community engagement and further refine housing-related Land Use Code changes.

Foundational Land Use Code Changes

As mentioned above, some aspects of the existing 1997 Land Use Code make it difficult to use and understand, especially without graphic representations of form-based requirements and illogical organization of the Code sections. The changes outlined below attempt to correct some of the deficiencies in the existing Land Use Code, especially those related to organization, ease of use, clarification of terms and requirements, and expanded incentives for affordable housing. Changes staff recommends including within a new draft of the LUC include:

- Reorganize content so the most used information is first in the Code
- Reformat zone districts with consistent graphics, tables, and illustrations
- Create a menu of building types and form standards to guide compatibility
- Update use standards, rules of measurement, and definitions to align with new building types and standards
- Expand and re-calibrate incentives for affordable housing
- Regulate density through form standards and building types instead of dwelling units per acre

Additional Context for Affordable Housing Incentives: Throughout the engagement process on housing-related Code changes, community members have highlighted affordable housing as an important priority for updates to the Land Use Code. Accordingly, foundational Land Use Code changes would seek to expand and re-calibrate incentives for affordable housing. In addition, allowing an Administrative Review type for projects with at least 10% deed-restricted affordable housing will likely be necessary to maintain

the City’s eligibility for funding through Proposition 123. This change to review types for affordable housing developments is also recommended for inclusion in foundational Land Use Code changes. The approach to foundational changes for affordable housing incentives would emphasize:

- Removing Code barriers to building deed-restricted affordable housing
- Providing market feasible incentives to encourage development of more deed-restricted units in a wider range of zone districts
- Utilizing best practices to incentivize affordable housing development through land use regulation, including incentives for increased height, increased density, and reduced parking requirements

Suggestions to require affordable housing in future developments have been heard through community engagement and discussed by Council. Such requirements may be contemplated in the future; however, the foundational Land Use Code changes outlined above must be in place to begin to build a system whereby policies requiring affordable housing can be contemplated and effectively designed.

Revisions

This Agenda Item Summary is intended to support Council dialogue by providing a summary of revisions included in the proposed version of the Land Use Code (LUC) included with this AIS. These revisions seek to respond to the feedback received from community members at the public forums and public comments received throughout the project. For each revision, information has been included about what is currently permitted under the existing Land Use Code. Council may also choose to make revisions that have not been outlined here.

Revisions by Zone District
<p>Revisions for RL and UE:</p> <p>1 Remove Accessory Dwelling Unit (ADU) as a permitted housing type</p>
<p>Revisions for NCL/OT-A:</p> <p>2 Remove duplex as a permitted housing type</p> <p>3 Maintain current lot size for residential units</p> <p>4 Remove affordable housing incentive of additional housing types (apartment, rowhouse, cottage court)</p>
<p>Revisions for NCM/OT-B:</p> <p>5 Maintain current 4 unit maximum for multi-unit building</p> <p>6 Maintain current lot size for residential units</p> <p>7 Remove affordable housing incentive of additional density (+1 unit)</p>
<p>Revisions for HOAs:</p> <p>8 Remove language prohibiting HOAs from regulating the number and/or type of dwelling units permitted on a lot</p> <p>9 Remove language prohibiting HOAs from regulating the ability to subdivide property</p>

Residential, Low-Density (RL): The Residential, Low Density (RL) Zone District is the largest residential zone district in Fort Collins. Most neighborhoods within the RL zone district are comprised primarily of single-unit, detached homes. Over 50% of existing housing was built between 1960 and 1997.

Currently allowed under the existing Land Use Code in RL:

- *Housing Types:* Single-unit detached house
- *Max Density:* 1 dwelling unit per lot
- *Lot Size:* 6,000 sq feet minimum AND 3 times the total floor area, whichever is greater

• *Maximum Height:* 28 feet for residential buildings

Revision for RL:
1. Remove Accessory Dwelling Unit (ADU) as a permitted housing type (this revision would also decrease maximum density permitted on a lot)

Neighborhood Conservation, Low Density (NCL) / Old Town-A (OT-A): The Neighborhood Conservation, Low Density Zone District is similar to the RL Zone District in that it permits primarily single-unit, detached houses; however, the NCL Zone also permits “Carriage Houses” on lots over 12,000 square feet (about 10% of all NCL lots). The NCL Zone District areas are generally west and southeast of Downtown. These neighborhoods were mostly built before 1959 and comprise single-family homes on blocks with alleys. Some blocks in the NCL Zone also include duplexes built prior to the current LUC, and some larger lots include Carriage Houses.

A carriage house is a detached single unit dwelling that is behind another detached single unit dwelling. It is limited in size to a maximum 1,000 sf of floor area and requires an additional parking space.

Currently allowed under the existing Land Use Code:

- *Housing Types:* Single-unit detached house; carriage house
- *Max Density:* 1 unit or 2 units for lots >12,000 sf
- *Lot Size:* 6,000 sf minimum; 12,000 sf minimum for carriage house (10% of NCL lots)
- *Maximum Height:* 2 stories; 24 feet for carriage house or building at the rear of the lot

Revisions for NCL/OT-A:
2. Remove duplex as a permitted housing type
3. Maintain current lot size for residential units
4. Remove affordable housing incentive of additional housing types (apartment, rowhouse, cottage court)

NCM (OT-B) – Neighborhood Conservation, Medium Density Zone District: The Neighborhood Conservation, Medium Density Zone District comprises neighborhoods that are adjacent to Downtown and includes a diverse mix of single-unit detached, duplex, and multi-unit residential buildings often integrated on the same block with commercial uses and services within walking distance.

Currently allowed under the existing Land Use Code:

- *Housing Types:* Single-unit detached house; carriage house; multi-unit up to 4 units (e.g. duplex, triplex, fourplex)
- *Lot Size:* 5,000 sf for single-unit detached house; 6,000 sf for multi-unit buildings up to 4 units; 10,000 sf for carriage house
- *Maximum Height:* 2 stories, 24 ft for carriage house or building at the rear of the lot

Revisions for NCM/OT-B:
5. Maintain current 4 unit maximum for multi-unit building
6. Maintain current lot size for residential units
7. Remove affordable housing incentive of additional density (+1 unit)

Private Covenants/Homeowners Associations (HOAs): There are currently over 200 HOAs registered in Fort Collins. They vary based on neighborhood size, housing type and the types of things their covenants address.

Current Land Use Code regulations for HOAs:

- *Can not prohibit or limit*: xeric landscaping, solar/photovoltaic collectors on roofs, clothes lines in back yards, odor controlled compost bins
- *Can not require*: turf grass yards/lots

Revisions for HOAs:

8. Remove language prohibiting HOAs from regulating the number and/or type of dwelling units permitted on a lot
9. Remove language prohibiting HOAs from regulating the ability to subdivide property

Corrections to Land Use Code on First Reading – Inadvertent Numbering in Article 4.

The draft of the Land Use Code to be adopted by reference contained some numbering formatting errors in Article 4. Additional numbers were inadvertently added to the Article 4 text on pages 4-11 to 4-13, 4-15 to 4-16, 4-20 to 4-23, 4-35 to 4-37, 4-39 to 4-41, and 4-43 to 4-44. The revised Article 4 with the inadvertent numbering deleted is attached to this AIS in addition to the original version with the numbering errors. Because the Land Use Code is being adopted by reference, and the version that was provided for public review contains the numbering errors, staff recommend that Council adopt a motion specifying that the corrected Article 4 is being adopted. A sample motion is as follows:

“I move that City Council amend the revised Land Use Code to include the version of Article 4 that has corrected numbering as described in, and attached to, the Agenda Item Summary.”

Change Names of the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer Zone Districts to the Old Town (OT) Zone District

Consistent with the updated references in the revised Land Use Code, Council is considering whether to change the names of the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer zone districts to the Old Town (OT) zone district and its three corresponding subdistricts OT-A, OT-B, and OT-C.

Changes to City Code to Conform to the Revised Land Use Code

Finally, Council is considering changes to City Code to conform to revisions in the Land Use Code including updating section references and wording.

CITY FINANCIAL IMPACTS

This implementation work will not require additional funding but will require utilization of existing staff capacity and departmental resources.

The current LUC updates are focused on housing-related changes and Code reorganization, and multiple phases will be required to update the entire LUC. Accordingly, staff is also planning a LUC Phase 2 Update, which will address remaining issues in commercial, industrial, environmental and other areas and will also incorporate Code changes that are not directly tied to housing. Funding has been approved for the LUC

Phase 2 project in the 2023-2024 budget cycle. A conversation regarding this topic will be conducted at a Council work session, currently scheduled for June 11, 2024.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Planning and Zoning Commission

The Planning and Zoning Commission on a 5-0 vote (Stackmeyer absent) recommended that Council adopt the revised Land Use Code with the following recommended changes/additions:

- Allow attached ADUs in RL,
- Allow ADUs with design parameters in UE,
- Change lot size from 10,000 square feet to 9,500 square feet for allowing carriage houses in the NCM/OTB zone.

These proposed amendments are not included in the version of the Land Use Code being considered on April 16.

The Commission also recommended on a 5-0 vote (Stackmeyer absent) that Council approve the name change of the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer zone districts to the Old Town (OT) zone district with the corresponding subdistricts OT-A, OT-B, and OT-C.

PUBLIC OUTREACH

Potential changes to the LUC have resulted in robust community dialogue and many comments shared with City Leaders and staff. Throughout summer 2023, staff engaged with hundreds of residents through online comments, virtual engagement opportunities, and in-person events

ATTACHMENTS

First Reading attachments not included.

1. Ordinance A for Consideration
2. Ordinance B for Consideration
3. Exhibit A to Ordinance B
4. Exhibit B to Ordinance B

ORDINANCE NO. 056, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
UPDATING CITY CODE REFERENCES TO ALIGN WITH THE
ADOPTION OF THE REVISED LAND USE CODE

A. City Council is adopting the revised Land Use Code pursuant to Ordinance No. 055, 2024, to replace the existing Land Use Code adopted in 1997 (“1997 Land Use Code”) that will be codified separately as the 2024 Transitional Land Use Regulations.

B. The purpose of this Ordinance is to update various City Code references to the 1997 Land Use Code to align with the revised Land Use Code.

C. The City Council finds that the changes in this Ordinance are in the best interests of the City of Fort Collins in furthering adoption and utilization of the revised Land Use Code.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 1-15 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 1-15. - General penalty and surcharges for misdemeanors offenses, petty offenses, traffic offenses, and traffic and civil infractions.

...

(f) Except as provided in Paragraph (4) below, any person found responsible for a violation of this Code designated as a civil infraction shall pay a civil penalty for such infraction of not more than three thousand dollars (\$3,000). Said amount shall be adjusted for inflation on January 1 of each calendar year. For the purpose of this provision, *inflation* shall mean the annual percentage change in the United States Department of Labor, Bureau of Labor Statistics, consumer price index for Denver-Boulder, all items, all urban consumers, or its successor index, plus costs, damages and expenses as follows:

...

(3) If a defendant fails to answer a citation for a civil infraction or notice to appear in court or before a Referee for such infraction, a default judgment shall enter in the amount of the civil penalty plus all costs, expenses and damages. In the event a defendant fails to pay a civil penalty, costs, damages or expenses within thirty (30) days after the payment is due or fails to pay a default judgment, the City may pursue any legal means for collection and, in addition, may obtain an

assessment lien against the property that was the subject of the violation if the Code violation is designated as a nuisance in Chapter 20, is a violation of any civil infraction contained in Chapter 5, 12, 20, 24 or 27, or is a violation of Land Use Code Division 5.14 and was committed by an owner or tenant of the property.

...

Section 2. Section 2-174 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 2-174. - Historic Preservation Commission.

...

(c) The Commission shall also have the following additional functions:

...

(4) To coordinate with the various other City boards, commissions and City staff members whose actions may affect the preservation of historic resources in the community; and

(5) To provide advice and written recommendations to the appropriate decision maker and/or administrative body regarding plans for properties containing or adjacent to sites, structures, objects or districts that: (a) have been determined to be individually eligible for local landmark designation or for individual listing in the State or National Registers of Historic Places; (b) are officially designated as a local or state landmark or are listed on the National Register of Historic Places; or (c) are located within an officially designated historic district or area.

...

Section 3. Section 2-176 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 2-176. - Planning and Zoning Commission.

...

(b) The Commission shall have the following functions:

...

(2) To exercise the authority vested in it by state planning and zoning laws subject to the provisions of this Section and the following additional provisions and limitations:

...

- c. The procedures for development review within the City shall be as established in the Land Use Code or, if applicable, the 2024 Transitional Land Use Regulations. Accordingly, Section 31-23-215, C.R.S., shall have no force or effect in the City; and

...

Section 4. Section 2-177 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 2-177. - Land Use Review Commission.

...

(b) The Commission shall have the following powers and duties:

- (1) In accordance with and as limited by Land Use Code Division 6.18, to hear and decide appeals from and review any order, requirement, decision or determination made by an administrative official charged with enforcement of the regulations established by the Land Use Code or, if applicable, the 2024 Transitional Land Use Regulations; and
- (2) To authorize upon appeal in specific cases, and in accordance with the provisions of Division 6.14 of the Land Use Code, variances from the terms of the Land Use Code or, if applicable, of the 2024 Transitional Land Use Regulations.

Section 5. Section 4-2 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 4-2. - Exceptions.

The provisions of this Chapter are subject to such exceptions as may be provided in the Land Use Code or, if applicable, the 2024 Transitional Land Use Regulations.

Section 6. Section 4-117 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 4-117. - Sale of chickens and ducklings; quantity restricted; keeping of chickens and ducks.

...

(b) In those zone districts where the keeping of farm animals (as that term is defined in Article 7 of the Land Use Code) is not otherwise allowed, the keeping of chickens and/or ducks (poultry) shall be permitted subject to the following requirements and subject to all other applicable provisions of this Chapter.

...

Section 7. Section 5-27 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 5-27. - Amendments and Deletions to the 2021 International Building Code.

The *2021 International Building Code* adopted in §5-26 is hereby amended to read as follows:

...

51. A new **CHAPTER 36 SUSTAINABLE BUILDING CONSTRUCTION PRACTICES** is hereby added to read as follows:

...

3604.2 Definitions applicable to this Chapter:

Affordable Housing: Residential occupancies that meet the criteria established in the Land Use Code Article 7 as affordable housing.

...

Section 8. Section 5-264 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 5-264. - Certificate required for occupancy of dwelling units contained in single-family or two-family dwellings in excess of limit; conditions; revocation or suspension.

(a) No dwelling unit contained in a single-family or two-family dwelling shall be occupied by more persons than the number of persons permitted under Section 5.14.1 of the Land Use Code unless a certificate of occupancy for an extra-occupancy rental house has been issued for such dwelling by the Building Official.

...

Section 9. Section 5-265 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 5-265. - Posting; inspection of books and records; disclosure.

...

(c) Any person selling or leasing a dwelling unit shall forthwith provide all purchasers, lessees or sublessees of such unit with a written disclosure statement, on a form provided by the City, specifying the maximum permissible occupancy of such unit under Section 5.14.1 of the Land Use Code. Such disclosure statement shall be signed and dated by all parties to the transaction immediately upon execution of any deed, contract for purchase and sale or lease pertaining to such unit. In the case of a lease, the following shall apply:

...

Section 10. Section 7.5-17 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-17. - Definitions.

When used in this Article, the following words and terms shall have the following meanings:

Building permit shall mean the permit required for new construction and additions under Division 6.13 of the Land Use Code, or, if applicable, Division 2.7 of the 2024 Transitional Land Use Regulations, and the permit required for the installation of a mobile home pursuant to Subsection 18-8(b) of this Code; provided, however, that the term *building permit*, as used herein, shall not be deemed to include permits required for the following:

...

Dwelling shall mean a building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multi-family dwellings, and which contains: (a) a minimum of eight hundred (800) square feet of floor area, or (b) in the case of a dwelling to be constructed on the rear portion of a lot in the LMN, MMN, OT, CCN, CCR, HC, or E zone districts, a minimum of four hundred (400) square feet of floor area, so long as a dwelling already exists on the front portion of such lot. The term dwelling shall not include hotels, motels, tents or other structures designed or used primarily for temporary occupancy. Any dwelling shall be deemed to be a principal building.

...

Section 11. Section 7.5-19 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-19. - Imposition, computation and collection of fees.

...

- (b) Notwithstanding any language to the contrary contained in this Article, development projects for which final approval of the associated Project Development Plan, as such terms are defined and described in the 2024 Transitional Land Use Regulations, had been received prior to June 6, 2017, shall be required to pay the capital expansion fees at the rates in effect prior to June 6, 2017.

Section 12. Section 7.5-24.1 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-24.1. - Entitlement to refund upon abandonment.

Fees collected pursuant to this Article may be refunded to the current owner of the real property for which the fee was paid in the event that the right to develop the property in accordance with the approved plan has been abandoned as provided in Section 6.3.10(B)(3) of the Land Use Code. Any such refund shall be processed in accordance with the procedures described in § 7.5-25. No such refund based upon abandonment shall be made until the following conditions have been met:

...

- (2) the property is adequately fenced in accordance with the standards contained in Article 4 of the Land Use Code in such manner as to adequately protect, in the judgment of the City Manager, public safety;

...

Section 13. Section 7.5-25 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-25. - Procedure to obtain refund.

- (a) All applications for refund under this Article shall be submitted to the Financial Officer. Each application shall be in a form established by the Financial Officer, and shall contain the following:

...

(3) for refunds based upon abandonment, a copy of the approval of abandonment in accordance with Section 6.3.10(B)(3) of the Land Use Code; and

...

Section 14. Section 7.5-47 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-47. - Definitions.

When used in this Article, the following words and terms shall have the following meanings:

...

Dwelling unit shall mean habitable floor space intended for the exclusive use of a single household with a single kitchen, or including a second kitchen pursuant to Land Use Code Section 5.3.6, located in any *single-unit* (attached or detached), *two-unit* (attached or detached), or *multi-unit dwelling* or *building* containing dwelling unit(s) and nonresidential use(s), as these terms are defined in the Land Use Code.

...

Section 15. Section 7.5-81 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-81. - Definitions.

When used in this Article, the following words and terms shall have the following meanings:

...

Traffic-generating development, commencement of shall mean the point of approval of a site specific development (as that term is defined in Article 7 of the Land Use Code), or the issuance of a building permit, whichever occurs first after the effective date of this Division.

...

Section 16. Section 10-30 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 10-30. - Takings determinations.

Any person who claims that his or her property has been taken by reason of the application of any provision of this Article may apply to the Utilities Executive Director for a Takings Determination using the procedural and substantive requirements and criteria set forth in Division 6.19 of the City's Land Use Code, provided that, for the purpose of this Section, any reference therein to the Director of Community Development and Neighborhood Services shall be deemed to constitute a reference to the Utilities Executive Director and any reference to the Land Use Code therein shall be deemed to constitute a reference to this Article. Said Takings Determination Procedures shall be exhausted before the institution of any judicial proceeding against the City claiming a taking of affected property.

Section 17. Section 12-18 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 12-18. - Collection and disposal of refuse and rubbish.

...

(b) All refuse containers and recyclable materials that are not required to be enclosed at all times per Land Use Code Division 5.11 shall be screened except on collection day, or within twelve (12) hours preceding the time of regularly scheduled collection from the premises, when they may be placed curbside as defined in §15-411 of this Code. Refuse containers and recyclable materials shall not, at any time, be placed on the sidewalk or in such a manner as to impair or obstruct pedestrian, bicycle or vehicular traffic.

...

Section 18. Section 14-21 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 14-21. - Purpose.

The standards and procedures in this Article apply in whole or in part to determine the eligibility of resources for designation as landmarks or landmark districts for (1) landmark or landmark district designation pursuant to Article III, (2) the analysis of proposed development pursuant to Land Use Code Division 5.8, and (3) property owner information.

Section 19. Section 14-23 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 14-23. - Process for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins landmarks or landmark districts.

(a) *Application.* An application for determining the eligibility of a resource or district for designation as a Fort Collins landmark or Fort Collins landmark district may be made by the owner(s) of the resource(s). A non-binding eligibility determination may be made by a development review applicant pursuant to Land Use Code Section 5.8.1(D)(2). Said application shall be filed with the Director. Staff may require a current intensive-level Colorado Cultural Resource Survey Form for each resource contained in an application. The applicant shall reimburse the City for the cost of having such a survey generated by a third-party expert selected by the City. Within fifteen (15) days of the filing of such application, and receipt of the intensive-level survey if required, staff shall determine whether the property or properties containing or comprising the site, structure, object or district is eligible for designation as a Fort Collins landmark or landmark district based on the information contained in the application and any additional information that may be provided by others. A determination of eligibility shall be valid for five (5) years unless (1) the Director determines that significantly changed circumstances require a reevaluation of the prior eligibility determination, or (2) the site, structure, object or district is undergoing designation proceedings pursuant to Article 3 of this Chapter in which case, new determinations of eligibility shall occur pursuant to such Article. Staff shall promptly publish the determination in a newspaper of general circulation in the City and cause a sign to be posted on or near the property containing the resource under review stating that the property is undergoing historic review. Said sign shall be readable from a point of public access and shall state that more information may be obtained from staff.

...

Section 20. Section 15-108 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-108. - All solicitation prohibited by posting of "No Solicitation" or "No Trespassing" sign.

(a) No solicitor, whether commercial or noncommercial, shall enter or remain upon any private premises in the City if a "No Solicitation" or "No Trespassing" sign is posted at or near the entrance(s) to such premises. For the purposes of this provision, if an occupant of a multi-unit dwelling, as defined in Division 7.2 of the Land Use Code, wishes to prohibit door-to-door solicitation by the posting of a sign, the sign prohibiting solicitation must be posted at or near the entrance(s) to the occupant's individual dwelling.

...

Section 21. Section 15-381 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-381. - Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section:

...

Neighborhood zone district shall mean one (1) of the following zone districts, as established and described in Article 6 and Article 2 of the Land Use Code: Rural Lands (RUL); Urban Estate (UE); Residential Foothills (RF); Low Density Residential (RL); Low Density Mixed-Use Neighborhood (LMN); Medium Density Mixed-Use Neighborhood (MMN); Old Town (OT); and High Density Mixed-Use Neighborhood (HMN).

Non-neighborhood zone district shall mean any zone district, as established in and described in Article 6 and Article 2 of the Land Use Code, that is not a neighborhood zone district.

...

Section 22. Section 15-387 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-387. - Restrictions and operation.

...

(b) The vehicles, structures, devices and other similar items described in the license for any outdoor vendor shall not be located by the vendor in any of the following manners or places:

...

(5) Upon a public sidewalk within the Downtown Zone District, as defined and established in Article 2 and Article 6 of the Land Use Code (except as a concessionaire of the City);

...

(p) The following additional requirements shall apply to particular types of outdoor vendor licensees, as specified:

...

- (6) Stationary vendors shall only vend on private parcels of land or lots within non-neighborhood zone districts, as defined and established in Article 2 and Article 6 of the Land Use Code, and they shall not vend from a private parcel or lot within any neighborhood zone district.

Section 23. Section 15-475 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-475. - Location and selection criteria.

- (a) No medical marijuana store shall be issued a license if, at the time of application for such license, the proposed location is:

...

- (4) Within the boundaries of any RUL, UE, RF, RL, LMN, MMN, OT or HMN zone district;

- (5) In a residential unit.

...

Section 24. Section 15-615 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-615. - Location criteria.

- (a) No applicant shall be issued a retail marijuana store license if, at the time of application for such license, such location is:

...

- (4) Within the boundaries of any RUL, UE, RF, RL, LMN, MMN, OT or HMN zone district;

- (5) In a residential unit;

...

Section 25. Section 15-641 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-641. - Definitions.

The following definitions shall apply to this Article:

...

Dwelling unit shall mean habitable floor space intended for the exclusive use of a single household with a single kitchen, or including a second kitchen pursuant to Land Use Code Section 5.3.6, located in a single-unit (attached or detached), two-unit (attached or detached), or multi-unit dwelling or building containing dwelling unit(s) and nonresidential use(s) as such terms are defined in the Land Use Code.

...

Short term primary rental shall mean a dwelling unit that is a primary residence of which a portion is leased to one (1) party at a time for periods of less than thirty (30) consecutive days. An accessory dwelling unit, as defined in the Land Use Code, that is not a primary residence is eligible to be a short term primary rental and may be licensed as a short term primary rental if it is located on a lot containing a primary residence. A dwelling unit of a two-unit dwelling, as defined in the Land Use Code, that is not a primary residence is eligible to be a short term primary rental and may be licensed as a short term primary rental if the connected dwelling unit is a primary residence and both dwelling units are located on the same lot. The term short term primary rental shall not include the rental of a dwelling unit to the former owner immediately following the transfer of ownership of such dwelling unit and prior to the former owner vacating the dwelling unit.

Section 26. Section 15-644 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-644. - Licensing requirements.

- (a) The following are the minimum requirements that must be satisfied by the applicant for the issuance of a short term primary rental license.

...

- (3) The dwelling unit must comply with all applicable federal, state, and local laws including, but not limited to, the Code of the City of Fort Collins and Land Use Code, and in particular, Land Use Code Section 5.9.1(K)(1)(m) which sets forth applicable parking requirements.

...

- (b) The following are the minimum requirements that must be satisfied by the applicant for the issuance of a short term non-primary rental license.

...

(3) The dwelling unit must comply with all applicable federal, state, and local laws, including, but not limited to, the Code of the City of Fort Collins and Land Use Code, and in particular, Land Use Code Section 5.9.1(K)(1)(m) which sets forth applicable parking requirements.

...

Section 27. Section 15-646 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-646. - Licensing of short term primary and non-primary rentals existing prior to Land Use Code restrictions.

...

(b) In addition to satisfying (a) above, the applicant must satisfy the requirements set forth in § 15-644 in order to be eligible for a license. License applications submitted pursuant to this Section on or before October 31, 2017, do not need to comply with the parking requirements in Land Use Code Section 5.9.1(K)(1)(m).

...

(e) Should ownership of a dwelling unit licensed pursuant to § 15-646 be transferred, and such license was continuously valid until the transfer of ownership, the new owner is eligible for a license identical in scope to the previously issued license provided: (1) the new owner applies for a license within thirty (30) calendar days of the transfer of ownership; (2) the dwelling unit complies with the parking requirements in the Land Use Code Section 5.9.1(K)(1)(m); and (3) any license issued pursuant to § 15-646 is continuously maintained. Should a license issued to the new owner under this Section be revoked, not be renewed, or lapse for any period of time, the new owner shall no longer be eligible for a license for such dwelling unit pursuant to this Section.

...

Section 28. Section 15-648 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 15-648. - License regulations.

Upon issuance of a license pursuant to this Article, the following requirements must be met in order for the license to remain valid. Failure to comply with any of the following regulations may result in revocation, suspension, or non-renewal of the issued license pursuant to § 15-649:

...

(3) The licensee shall comply with all applicable Code of the City of Fort Collins and Land Use Code provisions including, but not limited to, the Code of the City of Fort Collins Chapter 5, Buildings and Building Regulations, and the Code of the City of Fort Collins Chapter 20, Nuisances, Chapter 25, Taxation, and Land Use Code Section 5.9.1(K)(1)(m).

...

Section 29. Section 20-23 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 20-23. - Maximum permissible noise levels.

(a) A noise measured or registered in the manner provided in § 20-24 from any source at a level which is in excess of the dB(A) established for the time period and zoning districts listed in this Section is hereby declared to be a noise disturbance and is unlawful. When a noise source can be identified and its noise measured in more than one (1) zoning district, the limits of the most restrictive zoning district shall apply.

Zoning Districts

Maximum Noise [dB(A)]

Areas zoned:

...

Old Town (OT)

...

Section 30. Section 20-42 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 20-42. - Weeds, unmowed grasses, refuse and rubbish nuisances prohibited.

...

(g) Notwithstanding any other provision of this Section which may be construed to the contrary, the owner or occupant of any property that includes an area that has been established as a natural habitat or feature pursuant to Section 5.6.1(D) of the Land Use Code, or a buffer zone for natural habitat or feature

pursuant to Section 5.6.1(E) of the Land Use Code, which area is managed and maintained in accordance with specific conditions established in a site-specific development plan or development agreement, shall not be required to mow said areas other than as required in such development plan or agreement.

...

Section 31. Section 20-111 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 20-111. Definitions.

Unless the context clearly requires otherwise, the following words, terms, and phrases, when used in this Article, shall have the meanings ascribed to them in this Section:

...

Nuisance activity means any of the following violations and nuisances occurring or existing on a property and committed by any person, including, without limitation, by an owner, lessee, agent, occupant, or trespasser:

...

- (8) Dwelling unit occupancy limits - Section 5.14.1 of the Fort Collins Land Use Code.

...

Section 32. Section 22-99 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 22-99. - Reallocation of assessments.

- (a) In the event that any parcel of land subject to assessment under this article undergoes subdivision, as defined in Article 7 of the Land Use Code, the owner(s) of all parcels constituting the original tract shall immediately propose in writing to the Financial Officer a reallocation of the assessment as to all such smaller parcels. Such proposal shall include the following information as to each parcel within the original tract:

...

Section 33. Section 23-83 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 23-83. Investigation of application information; fee; permit modification and revocation.

(a) The application shall be made to the City Manager. The City Manager shall make or cause to be made an investigation of the information contained in the application and prior to the issuance of a permit. In investigating the application, the City Manager may consult with such City departments as they deem necessary to determine whether the application should be approved. The City Manager may issue the permit for such duration and upon such other terms and conditions as the City Manager determines are necessary to protect the public welfare if the following criteria are met:

...

(4) In addition to satisfying the above three criteria, the following requirements apply to the following proposed encroachments:

...

b. As a condition of the issuance of any permit for the purpose of serving food and/or beverages as referenced in Subsection 23-82(b), the permittee shall:

...

4. In order for an application for an encroachment for a wireless communication facility (as defined in Article 7 of the Land Use Code) to be approved, the applicant must show to the satisfaction of the City Manager that the applicable criteria contained in Section 4.3.5(H) of the Land Use Code have been met.

...

Section 34. Section 23-176 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 23-176. - Design standards.

...

(c) *Conditions.*

...

(5) Landscape requirements.

...

- d. No tree may be removed in siting a SCF, unless authorized by the City Forester. To obtain authorization the applicant shall show wireless services are not technically feasible without tree removal; the applicant's plan minimizes the total number of trees to be removed, avoids removal of any tree larger than four (4) inches at four and one-half (4 ½) feet high, and replaces any tree to be removed at a ratio of 2:1; and all new trees meet the replacement size standards in Section 5.10.1(D) of the Land Use Code.

...

Section 35. Section 24-1 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 24-1. - Signs on streets, sidewalks and public rights-of-way prohibited; removal; exceptions; permit.

Notwithstanding the provisions of § 17-42, the following signs shall be permitted on streets, sidewalks and other areas owned by the City:

- (1) Signs hanging above City sidewalks provided that such signs are solely connected to private property and provided that such signs are allowed under Division 5.16 of the City's Land Use Code.

...

Section 36. Section 24-42 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 24-42. - Maintenance.

...

- (c) It shall be the duty of any property owner whose property is adjacent to a pedestrian/bicycle path which was required by the City to be constructed pursuant to the provisions of the Land Use Code or, if applicable, the 2024 Transitional Land Use Regulations, to maintain the paved surface of said pedestrian/bicycle path so that the condition of the same does not endanger the public.

Section 37. Section 24-95 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 24-95. - Obligation for construction.

...

- (c) If the City has constructed such local portion of a public street adjacent to undeveloped property or property that may be redeveloped, the City may require, at or before the time of issuance of any building permit for new development or change of use, that the owner of any benefitted adjacent property repay to the City its cost in acquiring the necessary right-of-way and constructing such local portion of such street or other related improvements. For the purpose of this provision, benefit to the adjacent property may include, among other things, the construction of improvements that will allow the adjacent property to be developed in accordance with the requirements of Section 5.4.10 of the Land Use Code where, in the absence of the improvements, such development would not be allowed to proceed. The amount of reimbursement to be paid to the City under this Subsection shall be no less than the original cost of the right-of-way and improvements plus any mutually agreed-upon amount to reflect the effects of inflation, if any. These adjustments may be based on the construction cost index for Denver, Colorado, as published monthly by the Engineering News Record. (If said index shows deflation, the adjustment shall be made accordingly, but not below the original cost as submitted by the Installing Developer and approved by the City Engineer.) The *original cost of the right-of-way and improvements* shall mean the cost of right-of-way acquisition, financing, engineering, construction and any other costs actually incurred by the City which are directly attributable to the improvements.

Section 38. Section 26-94 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-94. - Individual service lines for each building required.

- (a) Each property shall be served by its own service line, and no connection with the water utility shall be made by extending the service line from one (1) property to another property. Each building shall be served by a separate service line; however, the Utilities Executive Director may require that a building be served by more than one (1) service line. Separate service lines and meters for irrigation purposes shall be required for all properties, except for: (1) single-family residences; (2) duplex residences; and (3) properties where the annual use for irrigation under the water budget chart under the Land Use Code Section 5.10.1(E)(3)(b) is less than 30,000 gallons per year. For purposes of this Section, the term *building* means a structure standing alone, excluding fences and covered walkways. A separate accessory structure is a separate building. To qualify as one (1) building, all portions, additions or extensions must be connected by an attachment that is an enclosed part of the building and usable by the occupants.
- (b) Notwithstanding the provisions of Subsection (a) of this Section, the Utilities Executive Director may, after review and approval of the related plans and

specifications, authorize the service of more than one (1) building by a single service line, provided that each of the following requirements is met:

...

(3) If the service is for residential use, only one (1) of the buildings may be used as a residential dwelling unless the buildings are located on a single platted lot and one (1) of the buildings is an accessory dwelling unit. For purposes of this Section, the term accessory dwelling unit shall have the same meaning as in the Land Use Code.

(4) Plant investment fees, water supply requirements and any other applicable charges required in connection with the additional building to which service is to be provided shall be remitted as provided in this Article. For an accessory dwelling unit, additional plant investment fees and water supply requirements, as well as monthly meter rates and any other water-related charges, shall be determined based on the addition of a new dwelling unit on the property; and

...

(c) Notwithstanding the provisions of Subsection (a) above, the Utilities Executive Director may, after review and approval of the related plans and specifications, authorize the service of more than one (1) property by a single, common, private water service line, provided that:

(1) The properties to be served by the line must be single-family attached dwellings on separate platted lots as the term lot is defined in the Land Use Code.

...

Section 39. Section 26-149 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-149. - Water supply requirement (WSR); nonresidential service.

...

(b) The minimum WSR shall be calculated using the table in this subsection. The Utilities Executive Director shall determine the type of use to be used based on all relevant information and the common meaning of the listed uses. If various portions of a property are used for separate uses, the WSR for the various portions of the property shall be calculated separately and aggregated to determine the WSR for the entire property. The WSR for any use not addressed by the table shall be calculated pursuant to Subsection (c).

<i>Use</i>	<i>WSR Calculation</i>
...	...
Irrigation	Pursuant to water budget chart, Land Use Code Section 5.10.1(E)(3)(b)
...	...

...

Section 40. Section 26-256 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-256. - Individual service lines for each building required.

...

(b) Notwithstanding the provisions of Subsection (a) of this Section, the Utilities Executive Director may, after review and approval of the related plans and specifications, authorize the service of more than one (1) building by a single service line, provided that each of the following requirements is met:

...

(3) If the service is for residential use, only one (1) of the buildings may be used as a residential dwelling unless the buildings are located on a single platted lot and one (1) of the buildings is an accessory dwelling unit. For purposes of this Section, the term accessory dwelling unit shall have the same meaning as in the Land Use Code;

(4) Plant investment fees and any other applicable charges required in connection with the additional building to which service is to be provided shall be remitted as provided in this Article. For an accessory dwelling unit, additional plant investment fees, as well as monthly meter rates and any other water-related charges, shall be determined based on the addition of a new dwelling unit on the property; and

...

(c) Notwithstanding the provisions of Subsection (a) above, the Utilities Executive Director may, after review and approval of the related plans and specifications, authorize the service of more than one (1) property by a single, common, private sewer service line, provided that:

(1) The properties to be served by the line must be single-family attached dwellings on separate platted lots as the term lot is defined in the Land Use Code.

...

Section 41. Section 26-464 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-464. - Residential energy service, schedule R.

...

(b) *Applicability.* This schedule applies to residential customers for all domestic uses in single-family dwellings, individually metered apartments and home occupations as defined in Article 7 of the Land Use Code. This schedule may also be applied to existing master metered residential buildings served under this schedule prior to January 1, 1980. Master metering is not available for new or remodeled residential buildings with more than one (1) dwelling unit unless authorized by the Utilities Executive Director. This schedule does not apply to auxiliary or standby service.

...

Section 42. Section 26-465 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-465. - All-electric residential service, schedule RE.

...

(b) *Applicability.* This schedule applies to residential customers qualifying under subsection (a) who opt not to receive services under schedule R, for all domestic uses in single-family private dwellings, individually metered apartments and home occupations as defined in Article 7 of the Land Use Code.

...

Section 43. Section 26-466 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-466. - General service, schedule GS.

...

(b) *Applicability.*

...

(2) This schedule does not apply to single-family, individually metered residential units unless:

...

b. The unit is not eligible for a Home Occupation License as specified in Article 4 of the Land Use Code.

...

Section 44. The changes in this Ordinance No. 056, 2024, shall not go into effect until the Land Use Code adopted by Ordinance No. 055, 2024, goes into effect. Should the Land Use Code go into effect and be subsequently repealed by City Council in connection with a referendum petition, this Ordinance shall be automatically repealed effective the same date as the ordinance repealing the Land Use Code.

Introduced, considered favorably on first reading on April 16, 2024, and approved on second reading for final passage on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 17, 2024
Approving Attorney: Brad Yatabe

ORDINANCE NO. 057, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE CITY OF FORT COLLINS
TO RENAME ALL NEIGHBORHOOD CONSERVATION LOW
DENSITY, NEIGHBORHOOD CONSERVATION MEDIUM DENSITY,
AND NEIGHBORHOOD CONSERVATION BUFFER ZONE
DISTRICTS TO THE OLD TOWN ZONE DISTRICT IN CONJUNCTION
WITH THE ADOPTION OF THE REVISED LAND USE CODE

A. The City is adopting the revised Land Use Code via Ordinance No. 055, 2024, to replace the Land Use Code originally adopted on December 2, 1997, (“1997 Land Use Code”) via Ordinance 190, 1997.

B. The revised Land Use Code will, among other changes, rename all existing Neighborhood Conservation Low Density (“N-C-L”), Neighborhood Conservation Medium Density (“N-C-M”), and Neighborhood Conservation Buffer (“N-C-B”) zone districts to become the Old Town (“OT”) zone district which is further divided into the following sub-districts:

- 1. OT-A, Old Town District, Low;
- 2. OT-B, Old Town District, Medium; and
- 3. OT-C; Old Tow District, High.

C. The renaming is to better align the purpose of the Old Town zone district under the revised Land Use Code with its name to facilitate public understanding and use of the revised Land Use Code.

D. The rezoning to effectuate the renaming will change only the name of the zone districts and will not affect the existing Sign District Map or Lighting Context Area Map designations within the zone districts being renamed.

E. The existing N-C-L, N-C-M, and N-C-B zone districts are greater than 640 acres in size and pursuant to 1997 Land Use Code Section 2.9.4(H), any rezoning greater than 640 acres in size is a legislative rezoning committed to the legislative discretion of the City Council.

F. The City Planning and Zoning Commission at its meeting on March 21, 2024, recommended on a 5-0 vote (Stackhouse absent) that City Council rename the N-C-L, N-C-M, and N-C-B zone districts to become the OT zone district with corresponding sub-districts OT-A, OT-B, and OT-C.

G. The required notice of this rezoning was published in the Fort Collins Coloradoan on March 31, 2024, and the text of the notice is attached hereto as Exhibit “A.”

H. The City Council has determined that the proposed rezoning is consistent with the City’s Comprehensive Plan, better aligns the purpose of the zone district with

its name under the revised Land Use Code, and facilitates public understanding and use of the revised Land Use Code; and

I. The City Council has considered the rezoning and finds it to be in the best interests of the City and has determined that the N-C-L, N-C-M, and N-C-B zone districts shall hereafter be renamed the Old Town (OT) zone district with corresponding sub-districts OT-A, OT-B, and OT-C.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins, and referenced in revised Land Use Code Section 6.1.2, is hereby changed and amended to rename all existing Neighborhood Conservation Low Density (N-C-L), Neighborhood Conservation Medium Density (N-C-M), and Neighborhood Conservation Buffer (N-C-B) zone districts to the Old Town (OT) zone district, as further divided into corresponding sub-districts OT-A, OT-B, and OT-C as shown on Exhibit "B" attached hereto and incorporated herein.

Section 2. The existing Sign District Map and Lighting Context Area Map designations within the existing N-C-L, N-C-M, and N-C-B shall not be affected by the renaming to the OT zone district and shall remain in effect in the same locations within the OT zone district and corresponding sub-districts OT-A, OT-B, and OT-C.

Section 3. The renaming to the OT zone district set forth in this Ordinance shall not go into effect until the Land Use Code adopted by Ordinance No. 055, 2024, goes into effect. Should the Land Use Code go into effect and be subsequently repealed by City Council in connection with a referendum petition, this Ordinance shall be automatically repealed effective the same date as the ordinance repealing the Land Use Code.

Section 4. The City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading on April 16, 2024, and approved on second reading for final passage on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 17, 2024
Approving Attorney: Brad Yatabe

NOTICE OF PUBLIC HEARING

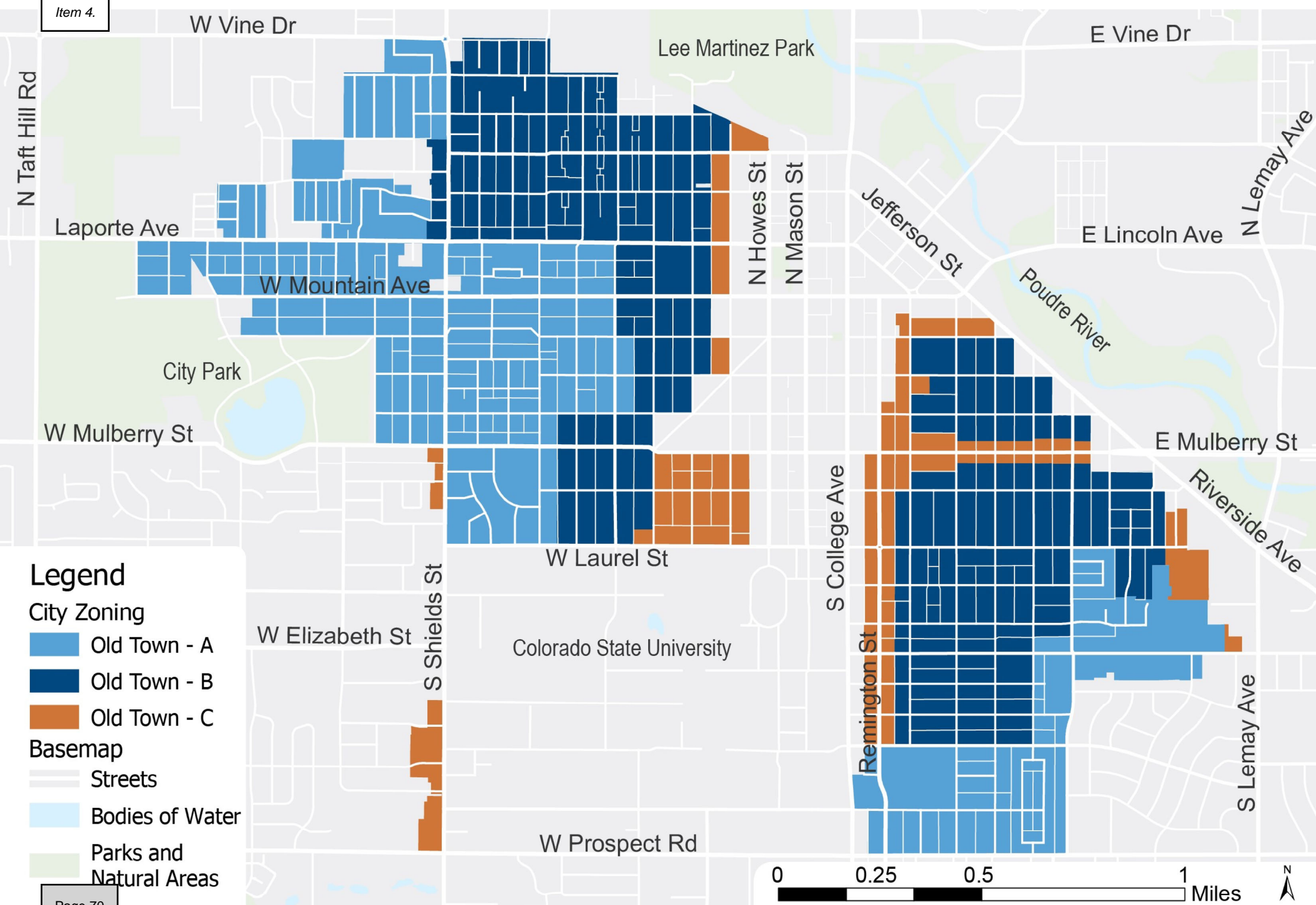
NOTICE is hereby given that, on April 16, 2024, at 6:00 p.m., or as soon thereafter as the matter may come on for hearing in the Council Chambers in the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado, the Fort Collins City Council will hold a public hearing on the rezoning to rename the existing Neighborhood Conservation Low Density ("N-C-L"), Neighborhood Conservation Medium Density ("N-C-M"), and Neighborhood Conservation Buffer ("N-C-B") zone districts under the current Land Use Code to the Old Town Neighborhood ("OT") zone district (with OT subdistricts A, B, and C) effective upon the effective date of the revised Land Use Code. Because the combined area of the N-C-L, N-C-M, and N-C-B zone districts exceed 640 acres, this is a legislative rezoning pursuant to Land Use Code Division 2.9.

Individuals who wish to address Council in person or remotely can find specific information on how to do so at <https://www.fcgov.com/council/councilcomments>.

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 970.221.6515 (TDD 224-6001) for assistance.

This notice is given and published by order of the City of Fort Collins, Colorado.

Item 4.



AGENDA ITEM SUMMARY

City Council



STAFF

Lawrence Pollack, Budget Director
Jacob Castillo, Chief Sustainability Officer
Travis Storin, Chief Financial Officer

SUBJECT

First Reading of Ordinance No. 058, 2024, Making Supplemental Appropriation of the 2050 Tax for Various Programs and Services Related to Parks, Recreation, Transit and Our Climate Future.

EXECUTIVE SUMMARY

The purpose of this item is to appropriate the 2024 funding of the new 2050 Tax. In November 2023, Fort Collins voters approved this 0.5% Sales & Use Tax increase, which is dedicated to the areas of Parks, Recreation, Transit and Climate. This tax begins in 2024 and expires at the end of 2050.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

At the December 2021 Council Finance Committee (CFC) meeting, staff presented an item to discuss specific identified revenue needs and potential funding options. Multiple conversations occurred throughout 2022 at various CFC meetings. In 2023, the areas of need were focused on Parks, Recreation, Transit, Climate and Housing. Estimated annual shortfalls ranged from eight to nearly fifteen million per area, as follows:

- Parks & Recreation \$8.0 to \$12.0M annual shortfall (Parks & Recreation Master Plan)
- Transit \$8.0M to \$14.7M annual shortfall (Transit Master Plan)
- Climate \$9.5M+ annual shortfall (Our Climate Future Plan)
- Housing \$8.0M to \$9.5M annual shortfall (Housing Strategic Plan)

This topic eventually came in front of Council in 2023 and after a few Work Sessions, proposed funding for these items was determined. Council approved two ballot items to be referred to the voters of Fort Collins to fund these areas. Parks, Recreation, Transit and Climate were proposed to be funded from a dedicated 0.5% Sales and Use Tax increase. In a departure from previous tax initiatives and renewals, this item was proposed for a 27-year period beginning in 2024 and expiring at the end of 2050. The other referral was for housing needs, which were proposed to be funded by a property tax increase.

In November 2023, the voters of Fort Collins approved one of those initiatives, specifically the 0.5% Sales Tax outlined as follows:

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2023 Ballot Language:

SHALL CITY OF FORT COLLINS TAXES BE INCREASED BY \$23,800,000 IN THE FIRST FULL FISCAL YEAR (2024), AND BY SUCH AMOUNTS COLLECTED ANNUALLY THEREAFTER, FROM A .50% SALES AND USE TAX BEGINNING JANUARY 1, 2024, AND ENDING AT MIDNIGHT ON DECEMBER 31, 2050, WITH THE TAX REVENUES SPENT ONLY FOR THE FOLLOWING:

- 50% FOR THE REPLACEMENT, UPGRADE, MAINTENANCE, AND ACCESSIBILITY OF PARKS FACILITIES AND FOR THE REPLACEMENT AND CONSTRUCTION OF INDOOR AND OUTDOOR RECREATION AND POOL FACILITIES,
- 25% FOR PROGRAMS AND PROJECTS ADVANCING GREENHOUSE GAS AND AIR POLLUTION REDUCTION, THE CITY’S 2030 GOAL OF 100% RENEWABLE ELECTRICITY, AND THE CITY’S 2050 GOAL OF COMMUNITY-WIDE CARBON NEUTRALITY, AND
- 25% FOR THE CITY’S TRANSIT SYSTEM, INCLUDING, WITHOUT LIMITATION, INFRASTRUCTURE IMPROVEMENTS, PURCHASE OF EQUIPMENT, AND UPGRADED AND EXPANDED SERVICES;

AND WHILE CITY COUNCIL MAY EXERCISE ITS DISCRETION IN DECIDING THE TIMING OF SPENDING FOR EACH CATEGORY, THAT SPENDING SHALL SUPPLEMENT AND NOT REPLACE THE CURRENT CITY FUNDING FOR THE SPECIFIED PURPOSES AND SHALL BE RECONCILED TO THE STATED PERCENTAGES BY THE END OF 2030, 2040, AND WHEN THE LAST REVENUES COLLECTED FROM THE TAX ARE SPENT, BUT THIS TAX SHALL NOT APPLY TO:

- ITEMS EXEMPT UNDER THE CITY CODE FROM CITY SALES AND USE TAX;
- FOOD FOR HOME CONSUMPTION; AND
- MANUFACTURING EQUIPMENT, BUT FOR THE USE TAX ONLY;

AND WITH ALL THE TAX REVENUES, AND INVESTMENT EARNINGS THEREON, TO BE COLLECTED, RETAINED, AND SPENT AS A VOTER-APPROVED REVENUE CHANGE NOTWITHSTANDING THE SPENDING AND REVENUE LIMITATIONS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

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Given the timing of the vote relative to the 2024 Annual Appropriation (2024 Budget) process, it was determined that the 2024 appropriation for the approved Sales and Use Tax increase would be discussed as its own item early in the year. Staff has worked to identify specific projects for the first year of this tax, as detailed in the list of proposed projects (Attachment 1). Knowing that staff is concurrently working on the 2025-26 City Manager’s Recommended Budget to present to Council later this year, many of the proposed projects are one-time in nature, targeted to be substantially completed in 2024. Proposals of an ongoing nature are primarily for the staff needed to start this work and be positioned to execute the projects approved as part of the 2025-26 Budget.

This item was discussed at the Council Finance Committee (CFC) meeting on March 20, 2024. Council questions were addressed with a follow-up request for more detail on the Parks and Recreation offer. This offer initiates a large asset and infrastructure replacement program like the Street Maintenance Program or the Water and Sewer Replacement programs, and this offer is modeled after those types of programs. The details for the analysis and prioritization of current assets can be found in the Infrastructure

Replacement Program report at the following web address: https://www.fcgov.com/parks/files/fort-collins-parks-infrastructure-replacement-program-management-plan_compressed.pdf?1665426175

Additionally, per that CFC conversation on the climate portion of the tax, the item to 'Add Solar PV System at City Facility' was moved from the elective offers to the recommended offers.

The 2050 Tax was subsequently reviewed with the full Council at their work session on April 9, 2024. The associated work session summary includes specific follow up from that Council conversation (Attachment 2).

From that work session, the following changes were made for First Reading:

1. The Parks and Recreation portion of the tax has been broken into three separate proposals and those are viewable in Attachment 1.
2. Of the three elective proposals within the Climate portion of the tax discussed during the work session, only the Poudre River Health Assessment has been included in the First Reading materials.

CITY FINANCIAL IMPACTS

Adoption of this ordinance would increase City appropriations by \$10,244,180 with \$5,302,586 supporting Parks and Recreation, \$1,149,594 for Transit and \$3,792,000 for Climate. The 2024 estimated revenue collections is \$20,000,000 and of that, the remaining unappropriated amount of \$9,755,820 will be held in reserves dedicated to each of the three ballot language categories. Those funds will be available for future appropriation, whether in the 2025-26 Recommended Budget or other appropriations authorized by Council.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance for Consideration
2. List of Proposed Uses of 2024 Funding
3. Work Session Summary, April 9, 2024

ORDINANCE NO. 058, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATION OF THE 2050 TAX
FOR VARIOUS PROGRAMS AND SERVICES RELATED TO
PARKS, RECREATION, TRANSIT AND OUR CLIMATE FUTURE

A. In August 2023, the City Council adopted Resolution No. 2023-074, which submitted to the City’s registered electors a ballot issue to increase the City’s sales and use tax by .50%, beginning January 1, 2024 and ending at midnight on December 31, 2025, with the revenues to be spent only for certain items related to parks and recreation; air pollution and climate goals; and transit system improvements (the “2050 Tax”).

B. The electors approved the ballot issue at the City’s regular municipal election held on November 7, 2023, and the 2050 Tax went into effect January 1, 2024.

C. City staff presented proposed projects for the revenue from the 2050 Tax to Council Finance Committee on March 20, 2024. Building on questions and comments from Council Finance Committee, City staff presented proposed projects to the full Council at a work session on April 9, 2024.

D. Because the vote to approve the 2050 Tax occurred at roughly the same time as Council’s approval of the 2024 annual appropriation, the appropriation of 2024 revenue from the 2050 Tax is being presented as a standalone item.

E. City staff continue to work on the 2025-2026 City Manager’s Recommended Budget to be presented to Council later this year, and many of the projects staff is proposing for the 2024 revenue from the 2050 Tax are one-time in nature and are expected to be substantially complete in 2024. However, a portion of the amounts identified for the proposals are ongoing in nature primarily for the staff needed to start this work and be positioned to execute projects approved as part of the 2025-2026 Budget.

F. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

G. The City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the 2050 Tax Parks Recreation Transit and Our Climate Future Fund and will not cause the total amount appropriated in the 2050 Tax Parks Recreation Transit and Our Climate Future Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

H. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for capital projects that such funds shall not lapse until the completion of the capital project.

I. The City Council wishes to designate a portion of the appropriation herein for the 2050 tax for Parks, Recreation, Transit and Our Climate Future as an appropriation that shall not lapse until the earlier completion of Capital Projects or the City’s expenditure of all funds.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the 2050 Tax Parks Recreation Transit and Our Climate Future Fund the sum of FIVE MILLION THREE HUNDRED TWO THOUSAND FIVE HUNDRED EIGHTY-SIX DOLLARS (\$5,302,586) to be expended in the 2050 Tax Parks Recreation Transit and Our Climate Future Fund for various Parks and Recreation programs and services.

Section 2. There is hereby appropriated from new revenue or other funds in the 2050 Tax Parks Recreation Transit and Our Climate Future Fund the sum of ONE MILLION ONE HUNDRED FORTY-NINE THOUSAND FIVE HUNDRED NINETY-FOUR DOLLARS (\$1,149,594) to be expended in the 2050 Tax Parks Recreation Transit and Our Climate Future Fund for various Transit programs and services.

Section 3. There is hereby appropriated from new revenue or other funds in the 2050 Tax Parks Recreation Transit and Our Climate Future Fund the sum of THREE MILLION SEVEN HUNDRED NINETY-TWO THOUSAND DOLLARS (\$3,792,000) to be expended in the 2050 Tax Parks Recreation Transit and Our Climate Future Fund for various Our Climate Future programs and services.

Section 4. That, as provided in Article V, Section 11 of the City Charter, all of the following funds appropriated herein for capital projects shall not lapse until the completion of the capital project:

Parks and Recreation – Transform	\$4,000,000
Our Climate Future - Comprehensive exterior lighting retrofits at City recreation centers	\$500,000
Our Climate Future - Implement bicycle infrastructure as determined in Active Modes plan (Centre Ave)	\$350,000
Our Climate Future - Implement bicycle infrastructure as determined in Active Modes plan (Laporte Ave)	\$57,000

Our Climate Future - Add solar PV system at City Facility – new fueling canopy and shop expansion at Wood St	\$250,000
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Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Ryan Malarky

Proposed Appropriations	2050 Tax Category	Proposed Funding for 2024	Subtotals by Category	Forecasted 2024 Revenue*	Est. 2024 Year-End Reserves
4.0 FTE Building Capacity & Data to Expand Parks & Infrastructure Replacement	Parks & Rec	\$ 552,586			
Accelerated Parks and Recreation Infrastructure Replacement	Parks & Rec	750,000			
Transform Scale of Parks and Recreation Capital Projects Delivered	Parks & Rec	4,000,000			
Subtotal of Parks & Rec			\$ 5,302,586	\$ 10,000,000	\$ 4,697,414
Transit Operations Pay Plan Revision	Transit	\$ 547,882			
Sustainable Bus Operator Schedule	Transit	441,036			
Increased Transit Enforcement & Support	Transit	160,676			
Subtotal of Transit			\$ 1,149,594	\$ 5,000,000	\$ 3,850,406
Introduce new capital for Utilities Epic Loans program	Climate	\$ 600,000			
Comprehensive exterior lighting retrofits at City Recreation Centers	Climate	500,000			
Grants to offset utility fees for affordable housing development, particularly electric & water	Climate	400,000			
Implement bicycle infrastructure as determined in the Active Modes plan (Centre Ave)	Climate	350,000			
Repair Riverside Community Solar Array	Climate	250,000			
Fund Healthy Homes Program	Climate	250,000			
Mobility Hubs Plan development	Climate	200,000			
Expand Mobile Home Park Mini-grant through Neighborhood Services	Climate	200,000			
Replace existing Parks Utility Carts with electric Utility carts	Climate	200,000			
Identify and determine critical support to upgrade under-resourced buildings, focusing on commercial/MF buildings	Climate	100,000			
Business support for plastic and styrofoam transition through NocoBIZ Connect	Climate	75,000			
Implement bicycle infrastructure as determined in the Active Modes plan (Laporte Ave)	Climate	57,000			
Expand Scholarship Program for Builders / Building Industry to meet new industry techniques & future codes	Climate	35,000			
Transportation Emissions Reduction Strategy Tool development	Climate	25,000			
Poudre River Health Assessment	Climate	300,000			
Add Solar PV System at City Facility - new fueling canopy and shop expansion at Wood St.	Climate	250,000			
Subtotal of All Climate			\$ 3,792,000	\$ 5,000,000	\$ 1,208,000
* 2050 Tax Revenue collected in 2024 will only be 11 months in the first year					
2024 Totals			\$ 10,244,180	\$ 20,000,000	\$ 9,755,820

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	4.0 FTE Building Capacity & Data to Expand Parks & Infrastructure Replacement		
Outcome:	C&R (Culture & Rec)	Contact:	vshaw@fcgov.com
Svc Area:	Community & Operation Services	Related Offer #:	54.15, 54.5, 43.15 & 43.20
Department:	Parks	Capital?	Yes
Choose Primary Strategic Objective:	CR 2.2 - Address infrastructure and amenity replacement and maintenance needs of trails, parks, cultural and recreation facilities while continuing the planned buildout of the parks and paved trail systems.		
How does Offer Support Primary Strategic Objective:	Funding this offer will build capacity to expand the Parks and Recreation Infrastructure Replacement programs.		

Offer Description:

Funding this offer provides resources required to ramp up staffing and analysis to effectively expand the Parks and Recreation Infrastructure Replacement Programs (IRPs) to utilize new funding approved by voters in a 2023 dedicated tax. This program is essential to keeping park and recreation facilities and infrastructure safe and in usable condition, and imperative to preserve equity within the community to ensure that every household, regardless of the age of the neighborhood, has access to high quality parks and recreational experiences.

Historically, Parks IRP has included repair and renovation to asset categories like playgrounds, hardscapes, irrigation, fields, buildings, courts, structures, and water infrastructure at all parks and trails. Recreation IRP has provided critical ongoing repair and maintenance across ten facilities, including pools, gymnasiums, ice, childcare infrastructure, and other amenities available to the public.

This offer will build the internal capacity to oversee the additional projects with good financial stewardship of the new funding source and expand the community engagement capacity to staff outreach for the additional projects. The roles include a Park Planning Manager, Park Planner/Landscape Architect, Senior Finance Analyst, and Communications Specialist.

A portion of this funding will also create a 10-year Recreation Capital Improvement Program (CIP) Plan that will prioritize needs across the diverse recreation system. The parks system had a similar evaluation completed in 2022. That existing Parks CIP and this new Recreation CIP will be merged to best leverage the 2050 tax in an equitable way to address infrastructure improvements and replacement in Parks and Recreation across the City.

Extra Info Bullets:

- The staffing model for 2024 allows the program to ramp up and will staff the program to approximately 30%. Additional staffing requests will occur in future budget years.
- The funding ask across the three Parks and Recreation requests represents approximately 50% of the tax estimated to be collected in 2024 for parks and recreation from the 2050 tax in 2024. This is forecasted to leave \$5M of tax generation to establish a dedicated reserve available for future budgets when the program is fully established.
- The dedicated funding from the 2050 Tax will be supplemented with existing appropriations from historical general fund support in the Operations Services Department and potential other funding to complete facility replacement and improve sustainability and green infrastructure in alignment with additional strategic objectives.

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name: 4.0 FTE Building Capacity & Data to Expand Parks & Infrastructure Replacement

Links:
 •<https://www.fcgov.com/parks/life-cycle-program>
 •<https://www.fcgov.com/recreation/>
 •<https://ourcity.fcgov.com/sustainable-funding-2023>

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax	\$532,586	\$20,000	\$552,586
	2)			\$0
		\$532,586	\$20,000	\$552,586

FTE (if part of the offer, identify the position and salary):

#	Title		
1.0	Manager (M1)	Salary & Benefits	\$91,297
1.0	Park Planner/LA (P3)	Salary & Benefits	\$26,467
1.0	Sr Analyst, Finance (P3)	Salary & Benefits	\$83,070
1.0	Specialist, Communications (P1)	Salary & Benefits	\$66,552

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Funding Source(s):	1) 256- Sustainable Funding Tax: Parks and Recreation	\$532,586	\$20,000	\$552,586
	2)			\$0
		\$532,586	\$20,000	\$552,586

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Accelerated Parks and Recreation Infrastructure Replacement		
Outcome:	C&R (Culture & Rec)	Contact:	vshaw@fcgov.com
Svc Area:	Community & Operation Services	Related Offer #:	54.15, 54.5, 43.15 & 43.20
Department:	Parks	Capital?	Yes
Choose Primary Strategic Objective:	CR 2.2 - Address infrastructure and amenity replacement and maintenance needs of trails, parks, cultural and recreation facilities while continuing the planned buildout of the parks and paved trail systems.		
How does Offer Support Primary Strategic Objective:	Funding this offer will significantly expand the Parks and Recreation Infrastructure Replacement programs and increase the volume of asset replacement and maintenance work.		

Offer Description:

Funding this offer provides project funding resources required to ramp up Parks and Recreation Infrastructure Replacement Programs (IRPs) by utilizing new funding approved by voters in a 2023 dedicated tax. This program is essential to keeping park and recreation facilities and infrastructure safe and in usable condition, and imperative to preserve equity within the community to ensure that every household, regardless of the age of the neighborhood, has access to high quality parks and recreational experiences.

Historically, Parks IRP has included repair and renovation to asset categories like playgrounds, hardscapes, irrigation, fields, buildings, courts, structures, and water infrastructure at all parks and trails. Recreation IRP has provided critical ongoing repair and maintenance across ten facilities, including pools, gymnasiums, ice, childcare infrastructure, and other amenities available to the public. It has also included limited equipment replacement in the fitness areas of facilities which support programming.

This funding would approximately double the investment in this area versus recent levels of funding and create the ability to address additional projects each year. The prioritization for additional projects would be informed by both the asset management study completed in 2022 and preventative maintenance, safety, vandalism and accessibility needs,

These projects would be moderate in scale, such as irrigation pump repairs, ballfield regrading, playground surfacing preventative maintenance and playground repairs. Recreation investments would similarly be informed from a recent Recreational Operational Analysts which identified \$36M in deferred maintenance projects across facilities over the next 5 years.

Extra Info Bullets:

- It is typical for multiple IRP projects to overlap over an extended period. In this budget cycle, projects from the plans listed above will begin, but are subject to change based on other opportunities (partnerships, safety issues, vandalism issues, continued preventative maintenance projects, etc.) that may arise.
- The funding ask across the three Parks and Recreation requests represents approximately 50% of the tax estimated to be collected in 2024 for parks and recreation from the 2050 tax in 2024. This is forecasted to leave \$5M of tax generation to establish a dedicated reserve available for future budgets when the program is fully established.
- The dedicated funding from the 2050 Tax will be supplemented with existing appropriations from historical general fund support in the Operations Services Department and potential other funding to complete facility replacement and improve sustainability and green infrastructure in alignment with additional strategic objectives.

Links:

- <https://www.fcgov.com/parks/life-cycle-program>
- <https://www.fcgov.com/recreation/>
- <https://ourcity.fcgov.com/sustainable-funding-2023>

Item 5.

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name: Accelerated Parks and Recreation Infrastructure Replacement

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This funding would approximately double the investment in this area vs. recent levels of funding

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax	\$750,000	\$0	\$750,000
		\$750,000	\$0	\$750,000

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Funding Source(s):	1) 256- Sustainable Funding Tax: Parks and Recreation	\$750,000	\$0	\$750,000
		\$750,000	\$0	\$750,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Transform Scale of Parks and Recreation Capital Projects Delivered		
Outcome:	C&R (Culture & Rec)	Contact:	vshaw@fcgov.com
Svc Area:	Community & Operation Services	Related Offer #:	54.15, 54.5, 43.15 & 43.20
Department:	Parks	Capital?	Yes
Choose Primary Strategic Objective:	CR 2.2 - Address infrastructure and amenity replacement and maintenance needs of trails, parks, cultural and recreation facilities while continuing the planned buildout of the parks and paved trail systems.		
How does Offer Support Primary Strategic Objective:	Funding this offer will significantly expand the Parks and Recreation Infrastructure Replacement programs and increase the volume of asset replacement and maintenance work.		

Offer Description:

Funding this offer provides resources required to ramp up Parks and Recreation Infrastructure Replacement Programs (IRPs) by utilizing new funding approved by voters in a 2023 dedicated tax. This program is essential to keeping park and recreation facilities and infrastructure safe and in usable condition, and imperative to preserve equity within the community to ensure that every household, regardless of the age of the neighborhood, has access to high quality parks and recreational experiences.

Historically, Parks IRP has included repair and renovation to asset categories like playgrounds, hardscapes, irrigation, fields, buildings, courts, structures, and water infrastructure at all parks and trails. Recreation IRP has provided critical ongoing repair and maintenance across ten facilities, including pools, gymnasiums, ice, childcare infrastructure, and other amenities available to the public. It has also included limited equipment replacement in the fitness areas of facilities which support programming.

Funding this offer will provide a new scale of resources which will allow for larger, more transformational projects to start, although completion of larger projects may take several years. Early funding would be encumbered for design development and procurement. This work needs to start as soon as possible since larger projects may have design development schedules of multiple years. Potential projects of this magnitude include initiating work for Rolland Moore Tennis Center and playground replacements.

In 2022, Parks completed a comprehensive asset management study which assigned asset scores to components to prioritize future investments across the park system regardless of component category. The results of the study provided a Top 40 list of deferred maintenance projects which the Parks IRP program will focus on during the initial startup years. The Recreation Operational Analysis identified \$36M of deferred maintenance projects across facilities over the next five years.

Extra Info Bullets:

- It is typical for multiple IRP projects to overlap over an extended period. In this budget cycle, projects from the plans listed above will begin, but are subject to change based on other opportunities (partnerships, safety issues, vandalism issues, continued preventative maintenance projects, etc.) that may arise.
- The funding ask across the three Parks and Recreation requests represents approximately 50% of the tax estimated to be collected in 2024 for parks and recreation from the 2050 tax in 2024. This is forecasted to leave \$5M of tax generation to establish a dedicated reserve available for future budgets when the program is fully established.
- The dedicated funding from the 2050 Tax will be supplemented with existing appropriations from historical general fund support in the Operations Services Department and potential other funding to complete facility replacement and improve sustainability and green infrastructure in alignment with additional strategic objectives.
- Parks, approximately \$50m deferred asset management need is tracked by this metric:
<https://app.clearpointstrategy.com/#!/index/?object=measure&objectId=859212&periodId=300436&scorecardId=6286>

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name: Transform Scale of Parks and Recreation Capital Projects Delivered

- Links:
- <https://www.fcgov.com/parks/life-cycle-program>
 - <https://www.fcgov.com/recreation/>
 - <https://ourcity.fcgov.com/sustainable-funding-2023>

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax	\$0	\$4,000,000	\$4,000,000
	2) 			\$0
		\$0	\$4,000,000	\$4,000,000

FTE (if part of the offer, identify the position and salary):

#	Title	
#	Title	Salary & Benefits
#	Title	Salary & Benefits
#	Title	Salary & Benefits
#	Title	Salary & Benefits

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Funding Source(s):	1) 256- Sustainable Funding Tax: Parks and Recre:	\$0	\$4,000,000	\$4,000,000
	2) 			\$0
		\$0	\$4,000,000	\$4,000,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Transit Operations Pay Plan Revision		
Outcome:	T&M (Transportation & Mobility)	Contact:	
Svc Area:	Planning, Dev & Transportation	Related Offer #:	
Department:	Transfort / Dial-a-Ride	Capital?	No
Choose Primary Strategic Objective:	TM 6.2 - Support an efficient, reliable transportation system for all modes of travel, enhance high-priority intersection operations, and reduce Vehicle Miles Traveled (VMT).		
How does Offer Support Primary Strategic Objective:	Increase recruitment and retention opportunities by offering more competitive wages. Increased staffing levels will result in increased service and ridership levels.		

Offer Description:

Funding this offer will increase starting wage and existing wages for Transfort Bus Operators, Dispatchers and Transit Service Officers to reduce turnover and to improve recruitment opportunities. Transfort seeks to improve recruitment and employee retention by increasing wages to be more competitive with other jobs in the transportation sector in the region. Transfort has remained under-staffed since the pandemic began in 2020, resulting in decreased service and ridership levels. Transfort operators participated in a satisfaction survey at the end of 2023, and more than half of current bus operators reported compensation as the primary concern related to job satisfaction.

Transfort has long been a leading transit agency in the state and in Northern Colorado and aims to be an industry leader and premier transportation employer in the region. Denver's Regional Transportation District (RTD), Greeley Evans Transit (GET), and City of Loveland Transit (COLT) are currently hiring Bus Operators at starting hourly rates of \$25.96, \$21.54, and \$22.24 respectively. Starting wages for experienced candidates may reach up to \$30.03 per hour.

Transfort's proposed pay plan will increase operator hiring wages from \$22.50 per hour to \$24.00 per hour. To ensure existing employees are appropriately placed within the new pay range, a 7.1% increase is necessary. An additional equity increase of 7.1% will go to senior operators who did not receive an increase during the October 2021 wage adjustment, and have experienced wage compression and pay equity issues.

Dispatch and Transit Service Officers (TSO) have also experienced turnover since the pandemic and require more competitive pay. RTD Transit Officers start at \$32.79, while Transfort Transit Service Officers currently start at \$26.44 per hour. This increase will raise Transfort TSO starting wage to \$28.42. Starting Dispatcher starting pay will increase from \$26.13 to \$28.09. Additionally, TSOs and Dispatch positions are leveled higher on the pay plan than bus operators. An increase in bus operator pay results in a need to increase Dispatch and Transit Service Officer wages to ensure equity and reduce wage compression.

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax	\$547,882		\$547,882
	2)			\$0
		\$547,882	\$0	\$547,882
		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Funding Source(s):	1) 256- Sustainable Funding Tax: Transit- Ongoing	\$547,882		\$547,882
	2)			\$0
		\$547,882	\$0	\$547,882

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Sustainable Bus Operator Schedule		
Outcome:	T&M (Transportation & Mobility)	Contact:	
Svc Area:	Planning, Dev & Transportation	Related Offer #:	
Department:	Transfort / Dial-a-Ride	Capital?	No
Choose Primary Strategic Objective:	TM 6.2 - Support an efficient, reliable transportation system for all modes of travel, enhance high-priority intersection operations, and reduce Vehicle Miles Traveled (VMT).		
How does Offer Support Primary Strategic Objective:	Increases recruitment and retention opportunities for bus operators by offering more sustainable scheduling practices, while increasing service levels. Increased staffing levels will result in increased service and ridership levels.		

Offer Description:

Funding this offer will result in expanded service hours on Routes 5, 14, and 18, while increasing the number of benefited (classified) positions to provide more stable bus operator schedules.

Transit scheduling is an intricate process requiring schedulers to meet all operational staffing needs during all hours of service, within the constraints of available classification hours. Historically, Bus Operator candidates must be available to be scheduled during all service hours. Schedules offered to operators do not fall into 8-hour shifts and may consist of early mornings, late nights, and split shifts due to hours of operation and the seasonal nature of transit services. This expectation and practice make recruitment and retention difficult and has a negative impact on the sustainability of the position and attracting applicants.

Extending service one (1) hour in the evening on routes 5, 14, and 18 will expand service for the community while creating improved "blocks" of work to support additional classified positions and to allow for more stable Bus Operator schedules.

This offer will:

- Add four new 1.0 FTEs
- Convert two (2) hourly positions to .5 FTE
- Convert one (1) hourly position to 1.0 FTE
- Convert one (1) .75 FTE to a 1.0 FTE.

By offering more sustainable schedules, additional benefitted positions, and extending service hours, Transfort will improve recruitment and retention and increase service levels for the community.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax	\$441,036		\$441,036
	2)			\$0
		\$441,036	\$0	\$441,036

FTE (if part of the offer, identify the position and salary):

#	Title		
4.00	1.0 FTE Bus Operator	Salary & Benefits	\$275,407
2.00	Convert Hourly Positions to two .5 FTE & one 1.0 Bus Operator	Salary & Benefits	\$43,416
1.00	Convert .75 Position to 1.0 FTE	Salary & Benefits	\$17,213

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Transit- Ongoing	\$441,036		\$441,036
		\$441,036	\$0	\$441,036

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Increased Transit Enforcement & Support		
Outcome:	T&M (Transportation & Mobility)	Contact:	
Svc Area:	Planning, Dev & Transportation	Related Offer #:	
Department:	Transfort / Dial-a-Ride	Capital?	No
Choose Primary Strategic Objective:	TM 6.1 - Improve safety for all modes and users of the transportation system to ultimately achieve a system with no fatalities or serious injuries.		
How does Offer Support Primary Strategic Objective:	This offer will help decrease both real and perceived safety concerns throughout the transit system, and support passengers who may be experiencing a mental health crisis		

Offer Description:

Funding this offer will increase both real and perceived safety throughout our transit system, provide vital support for our front-line employees, and directly benefit our customers. As our community and transit system have grown, our safety and security team has not grown proportionally. Crimes against persons and property in our transit system rapidly rise each year; including but not limited to, physical assault, harassment, and vandalism. As a result, survey data shows that employees feel unsafe in their workplace and passengers' fear of riding our transit system continues to grow. According to our passenger surveys, passengers worried about other passenger behavior increased from 12% in 2022 to 16% in 2023, and bus operators ranked safety as their second top concern related to job satisfaction.

Transit Service Officers (TSOs) are special commissioned law enforcement officers, who are a vital safety component of transit systems. Their uniformed presence discourages behavioral issues and crime incidents before they happen and increase employee and customer confidence. Transfort TSOs respond to over 100 calls per month on buses, at bus stops and transit centers. These calls range from medical emergencies to serious behavioral and/or criminal incidents that result in citations or arrest by the Fort Collins Police. They are supplemented by 2 unarmed, contracted security guards. This offer will provide 1 TSO FTE, and 1 TSO Supervisor FTE. The TSO FTE will have an emphasis on mental health response. They will work as a liaison between Transfort, Fort Collins Police HOPE team and Mental Health Response team as well as outside agencies such as Outreach Fort Collins. They will also attend additional training geared toward mental health and mental health response to better assist an at-risk population who may be in crisis while utilizing the Transfort system. Adding these positions will increase system-wide TSO security coverage from 6% to 10%.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax	\$160,676		\$160,676
	2)			\$0
		\$160,676	\$0	\$160,676

FTE (if part of the offer, identify the position and salary):

#	Title		
1.00	Transit Service Officer	Salary & Benefits	\$76,129
1.00	Transit Service Officer Supervisor	Salary & Benefits	\$84,547

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Transit- Ongoing	\$160,676		\$160,676
		\$160,676	\$0	\$160,676

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Introduce new capital for Utilities Epic Loans program		
Outcome:	ENV (Environmental Health)	Contact:	Glenn Pease
Svc Area:	Utility Services	Related Offer #:	
Department:	Utilities Customer Connections	Capital?	No
Choose Primary Strategic Objective:	ENV 4.1 - Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience.		
How does Offer Support Primary Strategic Objective:	Offer will decrease economic barriers for community members interested in upgrading community residential buildings.		

Offer Description:

This funding will be combined with third party capital to reduce interest rates and provide easy financing opportunities for Utilities electric customers to improve their homes. Upfront cost, along with knowledge of improvements and access to contractors, have been barriers to community members interested in upgrading their homes. Program participants first receive technical assistance through a home energy assessment, then have the option to work with a participating program service provider to install equipment, and ultimately have easy access to this financing option to improve the operation of their home. Below market interest rates and ease of qualifying for this financing are critical to the success of the Epic Loan program. Epic Loans program also engages property managers and landlord to increase rental home upgrades.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$600,000	\$600,000
	2)			\$0
		\$0	\$600,000	\$600,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		NA
		Salary & Benefits
		Salary & Benefits

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-1	Time	\$600,000	\$600,000
	2)			\$0
		\$0	\$600,000	\$600,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Comprehensive exterior lighting retrofits at City Recreation Centers		
Outcome:	ENV (Environmental Health)	Contact:	Stu Reeve
Svc Area:	Information & Employee Svcs	Related Offer #:	
Department:	Operation Services	Capital?	No
Choose Primary Strategic Objective:	ENV 4.1 - Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience.		
How does Offer Support Primary Strategic Objective:	These efficiency focused projects will directly reduce energy and emissions to meet our 2030 Our Climate Future goals and municipal sustainability goals.		

Offer Description:

Retrofit existing exterior lighting systems at EPIC, Northside, and Senior Ctr. The new exterior lighting systems will meet current lighting codes, improve energy efficiency, and embrace our night sky/dark sky standards and goals. Exterior lighting upgrades will also have a positive impact on aesthetics of building, and upgrades to exterior building lighting have also been shown to benefit visitor safety and comfort.

Expense Fund(s):		Ongoing	One-Time	Total
1)	256 - Sustainable Funding 2050 Tax		\$500,000	\$500,000
2)				\$0
		\$0	\$500,000	\$500,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

Funding Source(s):		Ongoing	One-Time	Total
1)	256- Sustainable Funding Tax: Climate Action-1	Time	\$500,000	\$500,000
2)				\$0
		\$0	\$500,000	\$500,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Launch grants to offset utility fees for affordable housing development, particularly electric and		
Outcome:	NLSH (Neighborhood Livability & Social Health)	Contact:	Meaghan Overton
Svc Area:	Sustainability Services	Related Offer #:	
Department:	Social Sustainability	Capital?	No
Choose Primary Strategic Objective:	NLSH 1.1 - Increase housing supply and choice and address inequities in housing to ensure that everyone has healthy, stable housing they can afford.		
How does Offer Support Primary Strategic Objective:	This offer would decrease economic barriers to upfront costs of development for affordable housing.		

Offer Description:

Funds would be used to provide grants to offset increasing costs of utility related development fees for affordable housing projects targeting households earning no more than 80% Area Median Income. Grant criteria to be developed collaboratively including the Utility Department, Social Sustainability Department and local affordable housing providers and developers.

Expense Fund(s):		Ongoing	One-Time	Total
1)	256 - Sustainable Funding 2050 Tax		\$400,000	\$400,000
2)				\$0
		\$0	\$400,000	\$400,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

Funding Source(s):		Ongoing	One-Time	Total
1)	256- Sustainable Funding Tax: Climate Action-1	Time	\$400,000	\$400,000
2)				\$0
		\$0	\$400,000	\$400,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Implement bike/ped crossing improvements recommended in the Active Modes Plan		
Outcome:	T&M (Transportation & Mobility)	Contact:	Cortney Geary
Svc Area:	Planning, Dev & Transportation	Related Offer #:	
Department:	FC Moves	Capital?	Yes
Choose Primary Strategic Objective:	TM 6.1 - Improve safety for all modes and users of the transportation system to ultimately achieve a system with no fatalities or serious injuries.		
How does Offer Support Primary Strategic Objective:	This offer improves safety, particularly for active modes of transportation, by providing safe and comfortable street crossing locations		

Offer Description:

This project will construct median refuge islands, high-visibility crosswalks, and ADA curb ramps at Centre Ave. and Rolland Moore Dr./Phemister Rd. to help pedestrians and cyclists cross Centre Ave. The project is recommended as a medium priority/readiness project in the Active Modes Plan. The project will also construct a median refuge island at the at-grade crossing of Centre Ave. and the Spring Creek Trail. Staff are seeking to implement the project in 2024 for the opportunity to coordinate with the resurfacing of Centre Ave. and the implementation of a federal Safe Streets and Roads for All grant on Centre Ave. The project will improve connectivity to Rolland Moore Park, Spring Creek Trail, high density student housing and senior housing, CSU's main campus and south campus, a preschool, federal offices, Mason Trail, and College Ave. commercial.

The project will also cover local match for three grants that will design and construct bike/ped crossing improvements recommended in the Active Modes Plan:

- 1) FY 2024 Highway Safety Improvement Program
 - Prospect Rd/Prospect Ln: pedestrian hybrid beacon
 - Mulberry St/Remington St: signal improvements
- 2) FY 2025 Highway Safety Improvement Program
Rectangular Rapid Flashing Beacons at:
 - Sharp Point Dr./March Ct.
 - Lake St./Aggie Trail
 - Laporte Ave./Impala Dr.
 - Kechter Rd./Old Mill Rd.
- 3) FY 2024 - 2026 NFRMPO Transportation Alternatives Program
 - William Neal Pkwy/Ziegler Rd. intersection improvements

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$350,000	\$350,000
		\$0	\$350,000	\$350,000
		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-	1 Time	\$350,000	\$350,000
			\$0	\$350,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Repair Riverside Community Solar Array		
Outcome:	ENV (Environmental Health)	Contact:	Brian Tholl
Svc Area:	Utility Services	Related Offer #:	
Department:	Utilities Customer Connections	Capital?	No
Choose Primary Strategic Objective:	ENV 4.1 - Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience.		
How does Offer Support Primary Strategic Objective:	This offer will directly increase available renewable electricity available to community		

Offer Description:

Riverside community solar project (500 kW) has been non-operational since August 2023. Utilities, which aquired the assets of the site in 2020, is pursuing bids from service providers to redesign and repower the solar array on Riverside Ave. This is a highly visible City Commitment to climate action and directly serves over 200 residents that have purchased solar panels on this array. This project contributes to our overall goal of achieving 100% renewable electricity for our community.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$250,000	\$250,000
	2)			\$0
		\$0	\$250,000	\$250,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action- 1	Time	\$250,000	\$250,000
	2)			\$0
		\$0	\$250,000	\$250,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Fund Healthy Homes Program		
Outcome:	ENV (Environmental Health)	Contact:	Emily Olivo & Selina Lujan
Svc Area:	Sustainability Services	Related Offer #:	
Department:	Environmental Services	Capital?	No
Choose Primary Strategic Objective:	ENV 4.2 - Improve indoor and outdoor air quality.		
How does Offer Support Primary Strategic Objective:	By creating healthier, energy efficient, resilient homes, the severity of the impacts of climate change, such as extreme temperatures and poor air quality, will be reduced for the populations served. Healthy Homes is a crucial program for meeting the goals of the Air Quality Plan and Our Climate Future.		

Offer Description:

Healthy Homes is a free, indoor air quality (IAQ) program for Fort Collins community members that aims to reduce chemical and biological pollutants and promote safety in residences. Staff, volunteers, and partner organizations work together to improve the health and home resiliency of all Fort Collins community members. This program focuses on populations disproportionately impacted by climate change impacts including those that live in mobile homes, that are low-income, those with respiratory conditions, people of color, and non-English speakers. Healthy Homes improves IAQ and energy efficiency, and prepares homes for climate-related events (i.e., wildfires, extreme temperatures). This is achieved through free in-home visits which include an IAQ assessment, portable air cleaners, smoke/fire and carbon monoxide (CO) alarms, furnace servicing, weatherization, air conditioners, and other related resources/services.

Expense Fund(s):		Ongoing	One-Time	Total
1)	256 - Sustainable Funding 2050 Tax		\$250,000	\$250,000
2)				\$0
		\$0	\$250,000	\$250,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

Funding Source(s):		Ongoing	One-Time	Total
1)	256- Sustainable Funding Tax: Climate Action-	1 Time	\$250,000	\$250,000
2)				\$0
		\$0	\$250,000	\$250,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Mobility Hubs Plan development		
Outcome:	T&M (Transportation & Mobility)	Contact:	Melina Dempsey
Svc Area:	Planning, Dev & Transportation	Related Offer #:	
Department:	FC Moves	Capital?	No
Choose Primary Strategic Objective:	TM 6.3 - Invest in equitable access to, and expansion of, all sustainable modes of travel with emphasis on growing transit ridership.		
How does Offer Support Primary Strategic Objective:	Mobility hubs are planned at strategic locations throughout Fort Collins along transit routes and will include other sustainable transportation offerings such as: bike and scooter share, carshare, EV charging, TNC drop off/pick up and micortransit. Colocating sustainable transportation options throughout Ft Collins will make multi-modal travel more accessible, convenient and efficient.		

Offer Description:

Mobility hubs are generally defined as locations where people can access multiple types of transportation modes in a central location such as transit, bike/scooter share and carshare. Mobility hubs are a core recommendation in the City's Transit Master Plan (TMP), and in the Our Climate Future Two-Year Tactical Plan as a Next Move under Big Move 4 - Convenient Transportation Choices: It is safe, easy, fast and affordable to get around without a car.

The fourteen mobility hub locations identified in the TMP are preliminary locations and intended to be flexible depending on future land development, land availability and other criteria. The development of a mobility hubs plan will refine locations, characteristics and costs; and is a necessary next step prior to construction and implementation.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$200,000	\$200,000
	2)			\$0
		\$0	\$200,000	\$200,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-	1 Time	\$200,000	\$200,000
	2)			\$0
		\$0	\$200,000	\$200,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Expand Mobile Home Park Mini-grant through Neighborhood Services		
Outcome:	NLSH (Neighborhood Livability & Social Health)	Contact:	JC Ward & Alyssa Stephens
Svc Area:	Planning, Dev & Transportation	Related Offer #:	24.12
Department:	Comm Dev & Neighborhood Svcs	Capital?	No
Choose Primary Strategic Objective:	NLSH 1.8 - Preserve and enhance mobile home parks as a source of affordable housing and create a safe and equitable environment for residents.		
How does Offer Support Primary Strategic Objective:	Mobile homes and older rental homes are often the most affordable properties in our community, but the high cost of housing makes it a challenge to afford necessary repairs to building envelope that increase the safety, comfort, and efficiency of these homes. This project would fund critical home upgrades to things like windows, doors, and insulation, reducing monthly utility bills and increasing housing stability, efficiency, and comfort for mobile home park residents and renters living in affordable housing. The City provides existing programs to homeowners that support efficiency upgrades, but the high costs make it inaccessible to many residents with limited income. This program ensures that your income does not limit your access to City support for efficiency upgrades.		

Offer Description:

The Building Envelope Grant Fund would build on the success of the current Neighborhood Grants program to address home repairs that are seen with increasing frequency in mobile homes and other affordable housing units, but come at a cost too high for residents. The 2023 Mobile Home Park Mini-Grant round that offered roof repairs had over \$200,000 in requested funds for just 37 homes and was open to only three neighborhoods (available funding was \$35,000). There are generally very limited grant funds available for home repairs in the \$5,000-25,000 range, the price point for most building envelope needs we have seen to date. Available grants also frequently exclude mobile homes and rental properties from eligibility due to their perceived "lack of durability" or return on investment. Holes in roofs that do not keep rain or snow out of bedrooms, exterior doors that do not close properly and let in winter winds and summer heat, and windows that are broken and taped back together are common in mobile home parks. Often those are not the only items that need repair in the home. Several funded projects in affordable housing units were delayed or cancelled over the last 3 years because of a lack of funding for a dependent project (example: a new furnace was available from a partner organization but could not be installed because the electrical work needed in the home was too expensive for the homeowner and the program did not cover that portion of the work). Not only would this grant expansion help with those building envelope concerns to improve energy efficiency and livability, but also it would allow us to leverage funds and services from partners for maximum benefit to address other urgent needs as well. Neighborhood Services would continue to partner extensively with programs like Healthy Homes, Colorado Affordable Residential Energy program, Larimer Home Improvement Program, and others to identify and close gaps in available services. We would also continue to coordinate assessments and installation of any funded components with partners to make customer service more efficient and build relationships with vendors. As our organization is just entering the rental housing space, this short-term funding would help incentivize registration compliance as well as needs assessment for rental housing repairs that we currently have only anecdotally. Program metrics would include energy usage and cost before and after the repairs, equity assessments for access by historically marginalized communities, and outcomes-based measures around a sense of belonging, trust in the government, and value in contributing to Our Climate Future goals. Utilizing our existing grant application, review, and contracting systems will allow for rapid deployment of any awarded OCF funds. This proposal also includes some part-time hourly employee funding for grant administration, outreach, and coordination.

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name: Expand Mobile Home Park Mini-grant through Neighborhood Services

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$200,000	\$200,000
	2)			\$0
		\$0	\$200,000	\$200,000

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-1 Time		\$200,000	\$200,000
	2)			\$0
		\$0	\$200,000	\$200,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Replace existing Parks Department Utility Carts with electric Utility carts		
Outcome:	HPG (High Performing Gov't)	Contact:	Mike Brunkhardt
Svc Area:	Community & Operation Services	Related Offer #:	
Department:	Natural Areas	Capital?	
Choose Primary Strategic Objective:	4.1 - Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience.		
How does Offer Support Primary Strategic Objective:	Replacement of gas and diesel-powered vehicles with electric has a direct, immediate and noticeable effect on the air quality and transportation emissions in our community.		

Offer Description:

This project is a continuation of electrification efforts for the municipal fleet of Utility cart vehicles, often seen in downtown district, parks and other highly visible public spaces. This project would fund the replacement of approximately 10 gas or diesel-powered utility carts with electric utility carts used by the Parks, Cemeteries and Golf divisions.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$200,000	\$200,000
	2)			\$0
		\$0	\$200,000	\$200,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
	NA	

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-	1 Time	\$200,000	\$200,000
	2)			\$0
		\$0	\$200,000	\$200,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name: Identify and determine critical support needed to upgrade under-resourced buildings, focusing on commercial /MF buildings

Outcome: ENV (Environmental Health) **Contact:** Katherine Bailey

Svc Area: Utility Services **Related Offer #:**

Department: Utilities Customer Connections **Capital?**

Choose Primary Strategic Objective: ENV 4.1 - Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience.

How does Offer Support Primary Strategic Objective: By identifying buildings that need additional support to achieve greater efficiency and what barriers they have we are better able to offer targeted resources to overcome those barriers.

Offer Description:

This project seeks to identify under resourced commercial and multifamily buildings including a consideration of how various factors intersect to create under resourced conditions in this cohort. Data review will be paired with outreach to building contacts (owners, facility managers, tenants/occupants) to identify barriers to energy efficiency in these properties. Any remaining funds will be funneled toward targeted support to address barriers isolated in the research (project team is ready to direct funds to build out advanced technical support, direct financial support of efficiency projects, or to address financing barriers, and will be ready to pursue other outcomes of the research as appropriate).

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$100,000	\$100,000
	2)			\$0
		\$0	\$100,000	\$100,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-1	Time	\$100,000	\$100,000
	2)			\$0
		\$0	\$100,000	\$100,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Business support for plastic and styrofoam transition through NocoBIZ Connect		
Outcome:	ECON (Economic Health)	Contact:	Javier Echeverría
Svc Area:	Sustainability Services	Related Offer #:	32.16
Department:	Sustainability Services Admin	Capital?	No
Choose Primary Strategic Objective:	ECON 3.1 - Collaborate with local and regional partners to achieve economic resilience in Northern Colorado.		

How does Offer Support Primary Strategic Objective:

The proposed offer directly aligns with and supports ECON 3.1, aiming to bolster economic resilience in Northern Colorado through collaboration with local and regional partners. This initiative exemplifies a strategic approach to economic development by focusing on the following key areas:

- 1.Strengthening Regional Collaboration:** adapting to regulatory changes and consumer expectations and offering practical support to ensure sustainable alternatives, this program embodies the essence of coordinated efforts among various regional organizations. It underscores the importance of a unified approach to business retention, expansion, incubation, and attraction, enhancing economic resilience in line with the City's commitment.
 - 2.Boosting Tourism through Sustainability:** Aligning to enhance the economic impact of tourism further, as outlined in the Tourism Destination Master Plan, this project leverages Fort Collins' commitment to sustainability as a draw for eco-conscious visitors. By encouraging businesses to adopt environmentally friendly practices, the initiative supports the local economy and positions the region as a leader in sustainable tourism.
 - 3.Driving Innovation in the Climate Economy:** The focus on shifting away from single-use plastics and towards sustainable alternatives taps into the climate economy as a critical driver of innovation and economic opportunities. This program aligns with the region's vision for sustained economic growth by fostering an environment where businesses can contribute to and benefit from the growing climate economy.
 - 4.Creating a Unified Vision for Economic Growth:** This initiative exemplifies creating a unified regional vision Through collaboration with the Monarca Group for culturally sensitive engagement and education. It ensures that the benefits of sustainable business practices are accessible to all, fostering a more inclusive and resilient economic landscape.
- In essence, by integrating sustainable business practices with strategic regional collaboration, the enhancement of the NOCOBiz Connect program directly advances the primary objective of ECON 3.1. It fosters economic resilience through innovative and sustainable development and strengthens the region's position as a leader in economic growth and environmental stewardship. Incorporating an ongoing rebate program for businesses that adopt sustainable practices aligns with our 2030 zero-waste goal. It fosters economic resilience by encouraging long-term investment in sustainability, thereby solidifying Northern Colorado's leadership in economic growth and environmental stewardship.

Offer Description:

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name: Business support for plastic and styrofoam transition through NocoBIZ Connect

This project enhances the NOCOBiz Connect program to align with the Plastic Pollution Reduction Act (HB21-1162). It offers education and financial incentives to help local businesses shift from single-use plastics, especially polystyrene, to sustainable alternatives. It aims to support 60 small businesses with \$1,000 worth of compliant alternative products totaling \$60,000 (80% of the funding) directly benefiting the businesses. The remaining \$15,000 (20% of the funding) will cover the Monarca Group's services for culturally sensitive engagement, educational resources, surveys to measure adoption rates, material delivery, and project management. Monarca Group will steward these financial resources by responsibly procuring the most affordable wholesale rate for the products. This initiative seeks to foster a community-wide move towards sustainability by helping businesses navigate new regulations, and meet consumer expectations for environmental responsibility. The consultant (Monarca Group) that would implement this program has executed a similar program to this one in Longmont through PACE, achieving high rates of adoption of sustainable materials by the businesses that participated in the program.

Quantitative Impacts:

1. Direct Financial Support and Resource Allocation
2. Adoption Rate and Behavioral Change Metrics: Through pre- and post-implementation surveys, the project will quantify shifts in business practices.
3. Increased Participation in Sustainability Programs

Qualitative Impacts:

1. Enhanced Community Awareness and Education: The project will cultivate a deeper understanding and awareness within the business community regarding the importance of transitioning away from single-use plastics.
2. Equity-Focused Engagement: By prioritizing culturally sensitive interactions and support, the project aims to ensure that businesses across diverse communities have equal access to resources and knowledge to make this transition. This approach addresses potential barriers to adoption and ensures that the benefits of sustainability initiatives are equitably distributed.
3. Improved Community Safety and Environmental Health: Transitioning to sustainable materials reduces environmental pollutants and contributes to a healthier community ecosystem.
4. Building Resilience Through Sustainable Practices: By encouraging businesses to adopt sustainable materials and practices, the project contributes to building a more resilient local economy. Businesses that are adaptable to environmental regulations and consumer expectations are more likely to thrive, creating a model for sustainable growth that can be replicated and scaled.
5. Feedback-Driven Continuous Improvement: Utilizing survey feedback on product satisfaction, barriers to transition, and interest in future sustainability programs, the project will identify areas for improvement and expansion. This iterative approach ensures that the initiative remains responsive to the business community's needs and continuously enhances its impact.

Lastly, this program is the first stage of a long-term strategy to help businesses transition into more sustainable solutions. One of the next strategies that staff is contemplating (maybe for 2025-2026 cycle) would be the implementation of a rebate that would cover the cost (up to a certain dollar amount) of a business purchasing pre-approved sustainable materials.

Additional information:

- Article about City of Long Beach, California ban on styrofoam and transition phases (2018). <https://lbbusinessjournal.com/news/helping-businesses-and-residents-build-a-foam-free-long-beach/>
- Article about the real cost of styrofoam to environment and society. <https://greendiningalliance.org/2016/12/the-real-cost-of-styrofoam/>

		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$75,000	\$75,000
		\$0	\$75,000	\$75,000
		<i>Ongoing</i>	<i>One-Time</i>	<i>Total</i>
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-	1 Time	\$75,000	\$75,000
			\$0	\$75,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Implement bicycle infrastructure as determined in the Active Modes plan (Laporte Ave)		
Outcome:	T&M (Transportation & Mobility)	Contact:	Cortney Geary
Svc Area:	Planning, Dev & Transportation	Related Offer #:	
Department:	FC Moves	Capital?	Yes
Choose Primary Strategic Objective:	TM 6.1 - Improve safety for all modes and users of the transportation system to ultimately achieve a system with no fatalities or serious injuries.		
How does Offer Support Primary Strategic Objective:	This offer improves safety, particularly for cyclists, by providing dedicated bicycle facilities and filling a gap in the bicycle network.		

Offer Description:

This project will fill a gap in the bicycle network by striping buffered bike lanes on Laporte Ave. from Fishback Ave. to Wood St. In conjunction with the Laporte corridor improvements from Fishback Ave. to Sunset St., which are fully funded and will be completed in 2024, this project will fill the remaining gap in bike infrastructure along Laporte Ave., providing continuous bike facilities from Overland Trail to College Ave. This project is a high priority/readiness project in the Active Modes Plan.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$57,000	\$57,000
	2)			\$0
		\$0	\$57,000	\$57,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-	1 Time	\$57,000	\$57,000
	2)			\$0
		\$0	\$57,000	\$57,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Expand Scholarship Program for Builders and Building Industry to meet new industry techniques		
Outcome:	ECON (Economic Health)	Contact:	Brad Smith
Svc Area:	Utility Services	Related Offer #:	
Department:	Utilities Customer Connections	Capital?	No
Choose Primary Strategic Objective:	ENV 4.1 - Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience.		
How does Offer Support Primary Strategic Objective:	This provides needed building industry workforce education and training on zero energy construction and building efficiency that will lower building energy use, lower emissions, and enable building electrification.		

Offer Description:

This project will help accelerate the education and knowledge of professional service providers in our community, and build and expand the knowledge of workforce which enables increased capacity to support local building requirements, OCF Big Move 6, and associated Council priorities. Examples will include scholarships to help with builders or contractors earning certifications and having the knowledge and training to support new building codes.

Expense Fund(s):		Ongoing	One-Time	Total
1)	256 - Sustainable Funding 2050 Tax		\$35,000	\$35,000
2)				\$0
		\$0	\$35,000	\$35,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

Funding Source(s):		Ongoing	One-Time	Total
1)	256- Sustainable Funding Tax: Climate Action-	1 Time	\$35,000	\$35,000
2)				\$0
		\$0	\$35,000	\$35,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Transportation Emissions Reduction Strategy Tool development		
Outcome:	T&M (Transportation & Mobility)	Contact:	Melina Dempsey
Svc Area:	Planning, Dev & Transportation	Related Offer #:	
Department:	FC Moves	Capital?	No
Choose Primary Strategic Objective:	TM 6.2 - Support an efficient, reliable transportation system for all modes of travel, enhance high-priority intersection operations, and reduce Vehicle Miles Traveled (VMT).		
How does Offer Support Primary Strategic Objective:	This tool will help us prioritize transportation projects and TDM strategies based on their ability to reduce transportation emissions.		

Offer Description:

The Carbon Reduction Tool, developed by SLR Associates is used to help municipalities visualize how various transportation strategies can be combined to reduce emissions and achieve climate goals over different timescales. This tool has been employed in Europe and The City of Fort Collins would be a pilot City for deployment in the U.S. The Excel-based tool can be used in an interactive setting, enabling staff to elicit meaningful input from stakeholders and policymakers on strategies to reduce transportation emissions. This is a one-time cost and the tool can be used as a decision-making tool by multiple departments throughout the City.

Expense Fund(s):		Ongoing	One-Time	Total
1)	256 - Sustainable Funding 2050 Tax		\$25,000	\$25,000
2)				\$0
		\$0	\$25,000	\$25,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

Funding Source(s):		Ongoing	One-Time	Total
1)	256- Sustainable Funding Tax: Climate Action-1	Time	\$25,000	\$25,000
2)				\$0
		\$0	\$25,000	\$25,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name:	Poudre River Health Assessment		
Outcome:	ENV (Environmental Health)	Contact:	Julia Feder
Svc Area:	Community & Operation Services	Related Offer #:	
Department:	Natural Areas	Capital?	
Choose Primary Strategic Objective:	ENV 4.6 - Sustain and improve the health of the Cache la Poudre River and all watersheds within Fort Collins.		
How does Offer Support Primary Strategic Objective:	The RHAF is a critical tool for helping to identify the most appropriate and needed restoration sites along the Poudre River so the community can benefit from a healthy riparian ecosystem which includes increased carbon sequestration capacity in these restored environments.		

Offer Description:

The purpose of this project is to assess the health of the Cache la Poudre River (Poudre River) to inform the protection and improvement of this critical community resource. In 2017, the first-ever river health assessment and accompanying State of the Poudre River Report Card were completed for a 24-mile stretch of Poudre River from Gateway Park Natural Area near the mouth of the Poudre Canyon to the Fort Collins City Limits at I-25. This re-assessment will provide an updated snapshot of the health of the Poudre River and measure the City's progress toward its vision of sustaining a healthy and resilient Poudre River. It provides a second data set post-Cameron Peak fire from a previous assessment effort in 2017, as well as a critical baseline prior to planned implementation of the Northern Integrated Supply Project (NISP).

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$300,000	\$300,000
	2)			\$0
		\$0	\$300,000	\$300,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-1	Time	\$300,000	\$300,000
	2)			\$0
		\$0	\$300,000	\$300,000

City of Fort Collins 2024 Sustainable Funding Tax Request



Offer Name: Add Solar PV System at City Facility - new fueling canopy and shop expansion at Wood Street

Outcome: ENV (Environmental Health) **Contact:** Stu Reeve

Svc Area: Information & Employee Svcs **Related Offer #:**

Department: Operation Services **Capital?**

Choose Primary Strategic Objective: ENV 4.1 - Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience.

How does Offer Support Primary Strategic Objective: Directly reduces the electric energy use and supports our goal of 100% renewable electricity by 2030.

Offer Description:

Install at total of 51.84 kW/DC solar PV systems (24.3 kW/DC on the fuel canopy and 27.54 kW/DC on the shop expansion) that all feed and offset the electrical use for the entire 835 Wood shop building. This system also reduces the electricity cost of the all electric addition (Groundsource Heat Pump HVAC system) of the new CNG shop space.

		Ongoing	One-Time	Total
Expense Fund(s):	1) 256 - Sustainable Funding 2050 Tax		\$250,000	\$250,000
	2)			\$0
		\$0	\$250,000	\$250,000

FTE (if part of the offer, identify the position and salary):

#	Title	Salary & Benefits
NA		

		Ongoing	One-Time	Total
Funding Source(s):	1) 256- Sustainable Funding Tax: Climate Action-1	Time	\$250,000	\$250,000
	2)			\$0
		\$0	\$250,000	\$250,000

MEMORANDUM

Date: April 23, 2024

To: Mayor and City Councilmembers

Through: Travis Storin, Chief Financial Officer

From: Jacob Castillo, Chief Sustainability Officer
Dean Klingner, Community Services Director
Lawrence Pollack, Budget Director

Subject: April 9, 2024 Work Session Summary: 2024 Appropriation of the 2050 Tax

The purpose of this memo is to document the summary of discussions during the April 9 Work Session. All Councilmembers were present. This work session item followed a previous Council Finance Committee meeting discussion and provided a summary of the '2050 Tax' approved by the voters in November 2023 elections. The new 0.5% Sales and Use Tax lasts from 2024 through 2050 with 50% dedicated to Parks and Recreation, 25% to Transit, and 25% to Climate

Authorization to spend these funds will occur in June at the earliest. With that in mind, staff associated with these proposals focused primarily on shovel-readiness of projects and turnkey/scaling ability on programming based on our current service offerings. There are not new programs being proposed with these funds in 2024; that may occur in the BFO process for the 2025-26 Budget.

Follow-up from Parks and Recreation:

Additional detail was requested about the proposed uses of the tax revenue and the information is provided below. For 1st Reading, the \$5.3M request will be submitted as 3 separate proposals, as outlined.

- The implementation of the Parks and Recreation funding is based on the assessment and prioritization in the Parks Infrastructure Replacement Program (link: https://www.fcgov.com/parks/files/fort-collins-parks-infrastructure-replacement-program-management-plan_compressed.pdf) and proposed work to bring the current understanding of the Recreation Facilities needs up to the same level of detail and maturity.
- Based on the April 9th WS conversation, Staff heard general support for the proposed offer and the request for a more detailed understanding of what will be done. Staff proposes to:
 - Break out the proposed 2024 funding into the following categories:
 - (1) **Building Capacity. \$550k.** This offer will fund the necessary steps to begin to staff and design a dedicated Asset Management team within the Park Planning and Development Team. This offer will also scope and fund the necessary asset evaluation and planning necessary to fully understand and plan the needs for the Recreation Facilities.
 - **Key Outcomes:**

- Phase 1 of hiring the staff necessary to stand up the programs. Includes 4.0 FTE. Completion of Recreation Asset Management Plan and integration into the Parks IRP (estimated date of completion: 2025). (Essentially create an integrated Parks and Recreation Asset Management Plan to inform future investments for the P&R portion of the 2050 tax.
- Create Program Accountability and Reporting mechanisms.

(2) Accelerate Existing Infrastructure Program and Preventative Maintenance Investments. \$750k. This offer seeks to deliver some improvements to Parks as quickly as possible. This means utilizing existing programs and contractors and prioritizing projects with little to no planning or design requirements.

- **Key Outcomes:**
 - Focus on safety issues, continued preventative maintenance projects, projects of opportunity based on partnerships or construction optimization.
 - Funds will be appropriated as lapsing, so any funds we do not expend or encumber this year will fall back to reserves and require future council action to reappropriate.
- **Potential Project Examples**
 - Sheldon/PV&L raw water lateral pipe lining
 - Rolland Moore Ballfields regrading
 - Playground surfacing preventative maintenance and playground repairs
 - ADA scoping
 - Greenbriar Tennis & Basketball Court replacement
 - Foothills Activity Center Door
 - Senior Center Office Security
 - Northside Aztlan Center – Front Desk Renovation; Volleyball Net Replacements; Childcare Outdoor Play Area (2024-25)

(3) Transform Scale of Projects Delivered. \$4M. This offer funds the investments necessary to complete larger projects in future years. This includes program design and strategy, program planning and coordination, design development, and procurement. This work needs to start as soon as possible since larger projects may have design development schedules of multiple years. Although much of these funds will not be expended in 2024, this appropriation allows procurement processes to start.

- **Key Outcomes:**
 - Focuses on backlog of deferred maintenance projects as listed in the Top 40

- Projects of opportunity may mean that additional assets are added to the scope of the Top 40
 - Delivery timeframe of larger projects is dependent on an integrated reserves and bonding strategy for the SE Community Center.
 - Scale of projects or change in use dictates public outreach for many of these projects.
- Example Potential Projects
 - Planning and design work initiated for Rolland Moore Tennis Center and playground
 - Planning and design work for initiated for Mini Park Refresh Projects (3): Alta Vista, Freedom Square, Romero
 - Ridgeview Playground Replacement initiation
 - Scoping of Landings planning outreach and design
- Starting this work now allows the potential for projects such as those listed below to be completed within 1-3 years:
 - Construction for Rolland Moore
 - Construction for 1-2 Mini Parks
 - Construction for Landings Park
 - Skatepark Planning and design work (Old Fort Collins Heritage, Edora, Spring Canyon)
 - Pedestrian bridge improvements

Follow-up from Transit: Not applicable

Follow-up from Climate:

Council members shared appreciation for the diverse array of projects put forward for funding by the climate portion of the 2050 Tax. This reflects how the Our Climate Future (OCF) framework approaches climate action at a holistic, systems level with a focus on mitigation, resilience, and equity in near and long-term time scales.

Questions and curiosities were raised about clearly describing the nexus between recommended Offers and the voter-approved ballot language, as well as a request to provide quantifiable emissions reductions, where possible. While there was general understanding that GHG reductions per dollar invested is not the only way to measure project impacts, the table in Attachment #1 summarizes the Offers, estimated GHG reductions, and linkages to the ballot language.

Councilmembers asked specifically about two Offers, including connection to the intent of the ballot measure and appropriate funding source. Additional context is provided here:

- Comprehensive exterior lighting retrofits to City Recreation Centers
 - Recreation Centers, as with all City buildings, are maintained by the Operation Services Department, not the Recreation Department

- Exterior lighting replacement with high-efficiency bulbs directly reduces energy use and GHG emissions, while also complying with night sky standards
- Retrofit of existing exterior lighting systems at these facilities is estimated to reduce annual GHG emissions by 24 MTCO₂e in 2030, with lifetime savings of 373 MTCO₂e
- Grants to offset utility fees for affordable housing developments
 - Funds will subsidize costs of utility-related development fees for affordable housing projects to move towards all-electric infrastructure
 - Directly subsidizing investment in energy efficiency and electrification improvements for affordable housing projects reduces barriers and makes it more economically feasible for affordable housing providers to include infrastructure such as additional electrical capacity, EV charging, and on-site renewables

The majority of the Offers advance OCF Big Move 4 (Convenient Transportation Choices) and OCF Big Move 6 (Efficient, Emissions-free Buildings). Progress on these two Big Moves directly impacts emissions reductions from electricity, natural gas use, and gas-powered vehicles, which are the biggest contributors to the community wide GHG inventory.

Councilmembers provided feedback on the “elective” Offers to include the Poudre River Health Assessment and to explore Natural Areas Department funding for the other two.

The 2024 funds will invest in projects that are shovel-ready and able to be completed within the second half of this year, presuming Council adoption being effective in June. The 2025-26 recommended budget will build on this process, including Offers to scale and accelerate climate investments from the 2050 Tax to advance towards adopted goals.

Greenhouse Gas Emissions Impact Summary

4/15/2024

BM	Planned Action - Project	Description of Climate and Air Pollution Impact	Estimated GHG Reduction* (lifetime** MTCO2e)	Estimated GHG Reduction* (MTCO2e in 2030)
4	Implement bicycle infrastructure as determined in the Active Modes plan (Centre Ave)	reduction of VMT and therefore fuel usage (GHG and non-GHG air pollutants)	~2,120 - 10,680	~100 - 515
4	Implement bicycle infrastructure as determined in the Active Modes plan (Laporte Ave)	reduction of VMT and therefore fuel usage (GHG and non-GHG air pollutants)	~2,480 - 12,660	~120 - 600
4	Mobility Hubs Plan development	foundational / needed next step for reduction of VMT by making active modes and transit trips easier	<i>foundational***</i>	<i>foundational</i>
4	Transportation Emissions Reduction Strategy Tool development	foundational / needed next step for reduction of VMT by being able to better prioritize and estimate impacts of transportation-related projects	<i>foundational</i>	<i>foundational</i>
6	Comprehensive exterior lighting retrofits at City Recreation Centers	increased efficiency and resulting reductions in electricity usage	373	24
6	Expand Mobile Home Park Mini-grant through Neighborhood Services	supports residents in increasing energy efficiency in their homes (reducing electricity and/or natural gas use)	~2,450	~125
6	Fund Healthy Homes Program	supports residents in reducing indoor air pollutants and increasing energy efficiency in their homes (reducing electricity and/or natural gas use)	~100	~5
6	Introduce new capital for utilities Epic Loans program	foundational / needed next step for increasing efficiency of buildings and therefore reducing electricity and natural gas use	~925	~70
6	Identify and determine critical support needed to upgrade under-resourced buildings, focusing on commercial / multi-family buildings	foundational / needed next step for increasing energy efficiency of buildings and therefore reducing electricity and natural gas use	<i>foundational</i>	<i>foundational</i>
7	Launch grants to offset utility fees for affordable housing development, particularly electric and water	makes energy efficient development more economically feasible for affordable housing providers; has potential to reduce VMT by making it easier for people to live and work in the same community	<i>foundational</i>	<i>foundational</i>
9	Expand Scholarship Program for Builders and Building Industry to meet new industry techniques and future codes	foundational / needed next step for increasing efficiency of buildings and therefore reducing electricity and natural gas use	<i>foundational</i>	<i>foundational</i>

Item 5.

10	Business support for plastic and styrofoam transition through NocoBIZ Connect	supports a transition to a circular economy	<i>foundational</i>	<i>foundational</i>
11	Poudre River Health Assessment	supports carbon sequestration through improved soil and riparian health	~20,000	<i>de minimus</i>
12	Repair Riverside Community Solar Array	increases renewable electricity	7,832	490
12	Add Solar PV System at City Facility - new fueling canopy and shop expansion at Wood Street	increases renewable electricity	540	19
13	Replace existing Parks Utility Carts with electric Utility carts	reduces fuel use and therefore reduces GHG and non-GHG air pollutants	~100-200	~5-10

Please note that the summary provided to Council on Tuesday, April 9th only included the high confidence estimates.

* **100 MTCO_{2e}** is approx. equivalent to the emissions generated from **13 single-family homes' energy use** in one year (EPA Equivalencies Calculator)

** In these calculations, "**lifetime**" varies from **15-25 years**, depending on the project.

*** Our Climate Future defines "**foundational**" as a necessary next step to for future GHG reduction.

Key
high confidence
medium confidence
low confidence

AGENDA ITEM SUMMARY

City Council



STAFF

Meaghan Overton, Housing Manager
Clay Frickey, Planning Manager

SUBJECT

First Reading of Ordinance No. 059, 2024, Making a Supplemental Appropriation from the Local Planning Capacity Grant for the Affordable Housing and Planning Development Process Improvement Project and Approving a Related Grant Agreement.

EXECUTIVE SUMMARY

The purpose of this item is to appropriate awarded funds from the Proposition 123 Local Planning Capacity (LPC) Grant, administered by the State Department of Local Affairs (DOLA). This \$200,000 grant to the City will support a 12- to 18-month process improvement project intended to reduce development review timelines for affordable housing developments to meet Proposition 123’s 90-day “fast track” approval requirements.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

In February 2024, staff applied for a \$200,000 grant from the Local Planning Capacity (LPC) grant program administered by the Department of Local Affairs (DOLA). In March 2024, staff received notification that the City’s grant application had been awarded full funding. To begin the project, Council must appropriate the awarded funds.

This project, “Fast Track LEAN Process Improvements,” seeks to reduce approval timelines for affordable housing by approximately 50% compared to Fort Collins's baseline approval averages from 2019-2023. Staff plans to achieve this goal through both land use code changes (expected May 2024) and a formal process improvement project utilizing LEAN principles (12–18-month project timeline). Funding will support consultant expertise in LEAN principles and project management, which are critical for a project that seeks to implement process improvement among the 15+ departments involved in development review. Upon completion, Fort Collins will be poised to consistently achieve the 90-day Fast Track requirements under Proposition 123. This project is aligned with and will be managed concurrently with the Development Review Digital Transformation project.

The LPC grant program was established by Proposition 123, the State Affordable Housing Fund, and is one of several new funding programs available through DOLA. The program supports local government efforts to implement systems that expedite the development review process for affordable housing. These funds can also support local government capacity to achieve local affordable housing goals and maintain

eligibility for Proposition 123 funding. The City's project proposal for the LPC grant program was reviewed based on a variety of factors including readiness, impact on housing, support from local leadership, and local context.

Fort Collins has made a local commitment under Proposition 123 which makes the City and its partners eligible to apply for Proposition 123 funds. This most recent award brings Fort Collins' total Proposition 123 funding to nearly \$5 million to date across multiple projects in less than 2 years:

- \$200,000 - Fast Track LEAN Process Improvement (Local Planning Capacity grant program, 2024)
- \$1.6 million - Housing Catalyst's Village on Eastbrook (Land Banking grant program, 2024)
- \$3.1 million - Several awards to partners including Outreach Fort Collins, Homeward Alliance, Fort Collins Rescue Mission, and the Matthews House (Transformational Homelessness Response grant program, 2023)

CITY FINANCIAL IMPACTS

The \$200,000 grant will be appropriated into the General Fund.

This grant requires a 21% local match, which has already been integrated into the project scope and budget for software expenses as part of the development review and permitting digital transformation project.

The grant is reimbursement-based.

There is no ongoing financial impact to the City.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance for Consideration
2. Exhibit A to Ordinance
3. Grant Award Letter

ORDINANCE NO. 059, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING A SUPPLEMENTAL APPROPRIATION FROM THE LOCAL
PLANNING CAPACITY GRANT FOR THE AFFORDABLE HOUSING
AND PLANNING DEVELOPMENT PROCESS IMPROVEMENT
PROJECT AND APPROVING A RELATED GRANT AGREEMENT

A. In February 2024, the City applied for a \$200,000 grant from the Local Planning Capacity (“LPC”) grant program administered by the Department of Local Affairs (“DOLA”). The LPC grant program was established by Proposition 123, the State Affordable Housing Fund and supports local governments’ efforts to implement systems that expedite the development review process for affordable housing.

B. In March 2024, staff received notification that the City’s grant application had been awarded full reimbursement funding, subject to a 21% match requirement. DOLA has provided the City with a draft grant agreement (“Agreement”) to govern the grant funding, which is attached hereto as Exhibit “A”.

C. This Grant will be used to help reduce approval timelines for affordable housing by approximately 50% compared to Fort Collins’s baseline approval averages from 2019-2023 (“Project”). Staff plans to achieve this goal through both land use code changes and a formal process improvement project utilizing LEAN principles. Grant funding will support consultant expertise in LEAN principles and project management, which are critical for a project that seeks to implement process improvement among the more than fifteen departments involved in development review. Upon completion, Fort Collins will be poised to consistently achieve the 90-day Fast Track requirements under Proposition 123.

D. The state of Colorado issued the Agreement, which grants an award of \$200,000 to the City for the Project. The Agreement includes a 21% City match requirement of the total Project cost and such funds were previously appropriated.

E. This appropriation benefits public health, safety and welfare of the citizens of Fort Collins and serves the public purpose of improving the efficiency of the City’s administrative processes relating to affordable housing development.

F. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

G. The City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the General Fund and will not cause the total amount appropriated in the General Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

H. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or the City's expenditure of all funds received from such grant.

I. The City Council wishes to designate the appropriation herein for the Local Planning Capacity Grant as an appropriation that shall not lapse until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the General Fund the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000) to be expended in the General Fund for the Affordable Housing and Planning Development Process Improvement Project.

Section 2. The appropriation herein for the Local Planning Capacity Grant is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

Section 3. The City Council authorizes the City Manager or their designee to accept the grant and obligate the City to comply with the terms of the grant of the award and Agreement.

Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Ted Hewitt

State of Colorado Intergovernmental Grant Agreement SUMMARY OF TERMS AND CONDITIONS

State Agency Department of Local Affairs (DOLA)	DLG Portal Number LPC-24-010	CMS Number 190603
Grantee City of Fort Collins	Grant Award Amount \$200,000.00	Retainage Amount \$10,000.00
Project Number and Name LPC-24-010 Fort Collins - Fast Track LEAN Process Improvements	Performance Start Date The later of the Effective Date or April 22, 2024	Grant Expiration Date December 31, 2025
Project Description The Project consists of upgrading development review software and hiring consultants to support Lean process improvements across City departments in order to implement a system to expedite the development review process for affordable housing projects and generally advance affordable housing goals in Fort Collins, Colorado.	Program Name Local Planning Capacity Grant Program (Acctg Dropdwn LPC)	
	Funding Source STATE FUNDS	
	Catalog of Federal Domestic Assistance (CFDA) Number N/A	
DOLA Program Manager Robyn DiFalco, (720) 682-5202, (robyn.difalco@state.co.us)	Funding Account Codes Acctg enters CTGG1 #	
DOLA Program Assistant Jessica Rupe, (720) 557-4902, (jessica.rupe@state.co.us)	VCUST# 14149	Address Code AD004 EFT

THE SIGNATORIES LISTED BELOW AUTHORIZE THIS GRANT

DEPARTMENT OF LOCAL AFFAIRS PROGRAM REVIEWER _____ By: Robyn DiFalco, LPC Program Manager Date: _____	STATE OF COLORADO Jared S. Polis, Governor DEPARTMENT OF LOCAL AFFAIRS Maria De Cambra, Executive Director _____ By: Maria De Cambra, Executive Director Date: _____
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In accordance with §24-30-202 C.R.S., this Grant is not valid until signed and dated below by the State Controller or an authorized delegate (the "Effective Date").

<u>STATE CONTROLLER</u> <u>Robert Jaros, CPA, MBA, JD</u> _____ By: Beulah Messick, Controller Delegate Department of Local Affairs Effective Date: _____

TERMS AND CONDITIONS

1. GRANT

As of the Performance Start Date, the State Agency shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement (the “State”) hereby obligates and awards to Grantee shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement (the “Grantee”) an award of Grant Funds in the amount shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement. By accepting the Grant Funds provided under this Intergovernmental Grant Agreement, Grantee agrees to comply with the terms and conditions of this Intergovernmental Grant Agreement and requirements and provisions of all Exhibits to this Intergovernmental Grant Agreement.

2. TERM

A. Initial Grant Term and Extension

The Parties’ respective performances under this Intergovernmental Grant Agreement shall commence on the Performance Start Date and shall terminate on the Grant Expiration Date unless sooner terminated or further extended in accordance with the terms of this Intergovernmental Grant Agreement. Upon request of Grantee, the State may, in its sole discretion, extend the term of this Intergovernmental Grant Agreement by providing Grantee with an updated Intergovernmental Grant Agreement or an executed Option Letter showing the new Grant Expiration Date.

B. Early Termination in the Public Interest

The State is entering into this Intergovernmental Grant Agreement to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Intergovernmental Grant Agreement ceases to further the public interest of the State or if State, Federal or other funds used for this Intergovernmental Grant Agreement are not appropriated, or otherwise become unavailable to fund this Intergovernmental Grant Agreement, the State, in its discretion, may terminate this Intergovernmental Grant Agreement in whole or in part by providing written notice to Grantee. If the State terminates this Intergovernmental Grant Agreement in the public interest, the State shall pay Grantee an amount equal to the percentage of the total reimbursement payable under this Intergovernmental Grant Agreement that corresponds to the percentage of Work satisfactorily completed, as determined by the State, less payments previously made. Additionally, the State, in its discretion, may reimburse Grantee for a portion of actual, out-of-pocket expenses not otherwise reimbursed under this Intergovernmental Grant Agreement that are incurred by Grantee and are directly attributable to the uncompleted portion of Grantee’s obligations, provided that the sum of any and all reimbursements shall not exceed the maximum amount payable to Grantee hereunder. This subsection shall not apply to a termination of this Intergovernmental Grant Agreement by the State for breach by Grantee.

C. *Reserved.*

3. AUTHORITY

Authority to enter into this Intergovernmental Grant Agreement exists in the law as follows:

A. *Reserved.*

B. State Authority

Authority to enter into this Grant exists in C.R.S. 24-32-106 and 29-3.5-101 and funds have been budgeted, appropriated and otherwise made available pursuant to C.R.S. Section 29-32-103(1) *et. seq.* (Affordable Housing Support Fund) and a sufficient unencumbered balance hereof remains available for payment. Required approvals, clearance and coordination have been accomplished from and with appropriate agencies. This Intergovernmental Grant Agreement is funded, in whole or in part, with State funds.

4. DEFINITIONS

The following terms shall be construed and interpreted as follows:

- A. “Budget”** means the budget for the Work described in **Exhibit B**.
- B. “Business Day”** means any day on which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the holidays listed in §24-11-101(1) C.R.S.
- C. *Reserved.***
- D. “CORA”** means the Colorado Open Records Act, §§24-72-200.1 *et seq.*, C.R.S.
- E. “Grant”** or **“Intergovernmental Grant Agreement”** means this agreement which offers Grant Funds to Grantee, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future updates thereto.
- F. “Grant Funds”** or **“Grant Award Amount”** means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Intergovernmental Grant Agreement.
- G. “Grant Expiration Date”** means the Grant Expiration Date shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement. Work performed after the Grant Expiration Date is not eligible for reimbursement from Grant Funds.
- H. “Performance Start Date”** means the later of the Performance Start Date or the Effective Date shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement.
- I. “Exhibits”** means the following exhibits attached to this Intergovernmental Grant Agreement:
 - i. Exhibit B**, Scope of Project
 - ii. Exhibit G**, Form of Option Letter
- J. “Extension Term”** means the period of time by which the Grant Expiration Date is extended by the State through delivery of an updated Intergovernmental Grant Agreement, an amendment, or an Option Letter.
- K. *Reserved.***
- L. *Reserved.***
- M. “Goods”** means any movable material acquired, produced, or delivered by Grantee as set forth in this Intergovernmental Grant Agreement and shall include any movable material acquired, produced, or delivered by Grantee in connection with the Services.

- N. “**Incident**” means any accidental or deliberate event that results in, or constitutes an imminent threat of, the unauthorized access or disclosure of State Confidential Information or of the unauthorized modification, disruption, or destruction of any State Records.
- O. “**Initial Term**” means the time period between the Performance Start Date and the initial Grant Expiration Date.
- P. “**Matching Funds**” or “**Other Funds**” means funds provided by the Grantee as a match required to receive the Grant Funds.
- Q. “**Party**” means the State or Grantee, and “**Parties**” means both the State and Grantee.
- R. *Reserved.*
- S. *Reserved.*
- T. *Reserved.*
- U. *Reserved.*
- V. “**Services**” means the services performed by Grantee as set forth in this Intergovernmental Grant Agreement, and shall include any services rendered by Grantee in connection with the Goods.
- W. “**State Confidential Information**” means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Grantee which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Grantee without restrictions at the time of its disclosure to Grantee; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Grantee to the State; (iv) is disclosed to Grantee, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.
- X. “**State Fiscal Rules**” means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a) C.R.S.
- Y. “**State Fiscal Year**” means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.
- Z. “**State Records**” means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.
- AA. *Reserved.*
- BB. “**Subcontractor**” means third-parties, if any, engaged by Grantee to aid in performance of the Work. “Subcontractor” also includes sub-grantees.
- CC. *Reserved.*
- DD. *Reserved.*
- EE. *Reserved.*
- FF. “**Work**” means the delivery of the Goods and performance of the Services described in this Intergovernmental Grant Agreement.

GG. “Work Product” means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and any other results of the Work. “Work Product” does not include any material that was developed prior to the Performance Start Date that is used, without modification, in the performance of the Work.

Any other term used in this Intergovernmental Grant Agreement that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

5. PURPOSE

The purpose of the Local Planning Capacity Grant Program is to increase the capacity of local government planning departments responsible for processing land use, permitting, and zoning applications for affordable housing projects. The purpose of this Grant is described in **Exhibit B**.

6. SCOPE OF PROJECT

Grantee shall complete the Work as described in this Intergovernmental Grant Agreement and in accordance with the provisions of **Exhibit B**. The State shall have no liability to compensate or reimburse Grantee for the delivery of any goods or the performance of any services that are not specifically set forth in this Intergovernmental Grant Agreement.

7. PAYMENTS TO GRANTEE

A. Maximum Amount

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. The State shall not pay Grantee any amount under this Grant that exceeds the Grant Award Amount shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement.

- i. The State may increase or decrease the Grant Award Amount by providing Grantee with an updated Intergovernmental Grant Agreement or an executed Option Letter showing the new Grant Award Amount.
- ii. The State shall not be liable to pay or reimburse Grantee for any Work performed or expense incurred before the Performance Start Date or after the Grant Expiration Date.
- iii. Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

B. *Reserved.*

C. Matching Funds.

Grantee shall provide the Other Funds amount shown on the Project Budget in **Exhibit B** (the “Local Match Amount”). Grantee shall appropriate and allocate all Local Match Amounts to the purpose of this Intergovernmental Grant Agreement each fiscal year prior to accepting any Grant Funds for that fiscal year. Grantee does not by accepting this Intergovernmental Grant Agreement irrevocably pledge present cash reserves for payments in future fiscal years, and this Intergovernmental Grant Agreement is not intended to create a multiple-fiscal year debt of Grantee. Grantee shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Grantee’s laws or policies.

D. Reimbursement of Grantee Costs

The State shall reimburse Grantee's allowable costs, not exceeding the maximum total amount described in this Intergovernmental Grant Agreement for all allowable costs described in this Intergovernmental Grant Agreement and shown in the Budget in **Exhibit B**. The State shall only reimburse allowable costs if those costs are: **(a)** reasonable and necessary to accomplish the Work and for the Goods and Services provided; and **(b)** equal to the actual net cost to Grantee (i.e. the price paid minus any items of value received by Grantee that reduce the cost actually incurred).

- i. Upon request of the Grantee, the State may, without changing the maximum total amount of Grant Funds, adjust or otherwise reallocate Grant Funds among or between each line of the Project Budget by providing Grantee with an executed Option Letter or formal amendment.

E. Close-Out and De-obligation of Grant Funds

Grantee shall close out this Grant no later than 90 days after the Grant Expiration Date. To complete close out, Grantee shall submit to the State all deliverables (including documentation) as defined in this Intergovernmental Grant Agreement and Grantee's final reimbursement request or invoice. The State will withhold 5% of allowable costs until all final documentation has been submitted and accepted by the State as substantially complete. Any Grant Funds remaining after submission and payment of Grantee's final reimbursement request are subject to de-obligation by the State.

F. Erroneous Payments

The State may recover, at the State's discretion, payments made to Grantee in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Grantee. The State may recover such payments by deduction from subsequent payments under this Intergovernmental Grant Agreement, deduction from any payment due under any other contracts, grants or agreements between the State and Grantee, or by any other appropriate method for collecting debts owed to the State.

8. REPORTING – NOTIFICATION**A. Performance and Final Status**

Grantee shall submit all financial, performance and other reports to the State no later than the end of the close out period described in §7.E.

B. Violations Reporting

Grantee shall disclose, in a timely manner, in writing to the State, all violations of federal or State criminal law involving fraud, bribery, or gratuity violations potentially affecting this Award.

9. GRANTEE RECORDS**A. Maintenance and Inspection**

Grantee shall make, keep, and maintain, all records, documents, communications, notes and other written materials, electronic media files, and communications, pertaining in any manner to this Grant for a period of three years following the completion of the close out of this Grant. Grantee shall permit the State to audit, inspect, examine, excerpt, copy and transcribe all such records during normal business hours at Grantee's office or place of business, unless

the State determines that an audit or inspection is required without notice at a different time to protect the interests of the State.

B. Monitoring

The State will monitor Grantee's performance of its obligations under this Intergovernmental Grant Agreement using procedures as determined by the State. The State shall have the right, in its sole discretion, to change its monitoring procedures and requirements at any time during the term of this Agreement. The State shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work.

C. Audits

Grantee shall comply with all State and federal audit requirements.

10. CONFIDENTIAL INFORMATION-STATE RECORDS

A. Confidentiality

Grantee shall hold and maintain, and cause all Subcontractors to hold and maintain, any and all State Records that the State provides or makes available to Grantee for the sole and exclusive benefit of the State, unless those State Records are otherwise publically available at the time of disclosure or are subject to disclosure by Grantee under CORA. Grantee shall not, without prior written approval of the State, use for Grantee's own benefit, publish, copy, or otherwise disclose to any third party, or permit the use by any third party for its benefit or to the detriment of the State, any State Records, except as otherwise stated in this Intergovernmental Grant Agreement. Grantee shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. If Grantee or any of its Subcontractors will or may receive the following types of data, Grantee or its Subcontractors shall provide for the security of such data according to the following: **(i)** the most recently promulgated IRS Publication 1075 for all Tax Information and in accordance with the Safeguarding Requirements for Federal Tax Information attached to this Grant as an Exhibit, if applicable, **(ii)** the most recently updated PCI (payment card information) Data Security Standard from the PCI Security Standards Council for all PCI, **(iii)** the most recently issued version of the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information (CJI) Services Security Policy for all CJI, and **(iv)** the federal Health Insurance Portability and Accountability Act (HIPAA) for all protected health information (PHI) and the HIPAA Business Associate Agreement attached to this Grant, if applicable. Grantee shall immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Grantee may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Intergovernmental Grant Agreement. Grantee shall ensure all such agents, employees, assigns, and Subcontractors sign nondisclosure agreements with provisions at least as protective as those in this Grant, and that the nondisclosure agreements are in force at all times the agent, employee, assign or Subcontractor has access to any State

Confidential Information. Grantee shall provide copies of those signed nondisclosure restrictions to the State upon request.

C. Use, Security, and Retention

Grantee shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Grantee shall provide the State with access, subject to Grantee's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Grant, Grantee shall return State Records provided to Grantee or destroy such State Records and certify to the State that it has done so, as directed by the State. If Grantee is prevented by law or regulation from returning or destroying State Confidential Information, Grantee warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Grantee becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. After an Incident, Grantee shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State.

E. Safeguarding Personally Identifiable Information (PII)

If Grantee or any of its Subcontractors will or may receive PII under this Agreement, Grantee shall provide for the security of such PII, in a manner and form acceptable to the State, including, without limitation, State non-disclosure requirements, use of appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections, and audits. Grantee shall be a "Third-Party Service Provider" as defined in §24-73-103(1)(i), C.R.S. and shall maintain security procedures and practices consistent with §§24-73-101 *et seq.*, C.R.S. In addition, as set forth in §24-74-102, *et seq.*, C.R.S., Grantee, including, but not limited to, Grantee's employees, agents and Subcontractors, agrees not to share any PII with any third parties for the purpose of investigating for, participating in, cooperating with, or assisting with Federal immigration enforcement. If Grantee is given direct access to any State databases containing PII, Grantee shall execute, on behalf of itself and its employees, the certification on an annual basis, attached as an exhibit, if applicable. Grantee's duty and obligation to certify as set forth in the exhibit shall continue as long as Grantee has direct access to any State databases containing PII. If Grantee uses any Subcontractors to perform services requiring direct access to State databases containing PII, the Grantee shall require such Subcontractors to execute and deliver the certification to the State on an annual basis, so long as the Subcontractor has access to State databases containing PII.

11. CONFLICTS OF INTEREST

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Grant. Grantee acknowledges that, with respect to this Grant, even the appearance of a conflict of interest shall be harmful to the State's interests and absent the State's prior written approval, Grantee shall refrain

from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Grant. If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration. Grantee acknowledges that all State employees are subject to the ethical principles described in §24-18-105, C.R.S. Grantee further acknowledges that State employees may be subject to the requirements of §24-18-105, C.R.S. with regard to this Grant.

12. INSURANCE

Grantee shall maintain at all times during the term of this Grant such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA"). Grantee shall ensure that any Subcontractors maintain all insurance customary for the completion of the Work done by that Subcontractor and as required by the State or the GIA.

13. REMEDIES

In addition to any remedies available under any Exhibit to this Intergovernmental Grant Agreement, if Grantee fails to comply with any term or condition of this Grant, the State may terminate some or all of this Grant and require Grantee to repay any or all Grant Funds to the State in the State's sole discretion. The State may also terminate this Intergovernmental Grant Agreement at any time if the State has determined, in its sole discretion, that Grantee has ceased performing the Work without intent to resume performance, prior to the completion of the Work.

14. DISPUTE RESOLUTION

Except as herein specifically provided otherwise, disputes concerning the performance of this Grant that cannot be resolved by the designated Party representatives shall be referred in writing to a senior departmental management staff member designated by the State and a senior manager or official designated by Grantee for resolution.

15. NOTICES AND REPRESENTATIVES

Each Party shall identify an individual to be the principal representative of the designating Party and shall provide this information to the other Party. All notices required or permitted to be given under this Intergovernmental Grant Agreement shall be in writing, and shall be delivered either in hard copy or by email to the representative of the other Party. Either Party may change its principal representative or principal representative contact information by notice submitted in accordance with this §15.

16. RIGHTS IN WORK PRODUCT AND OTHER INFORMATION

Grantee hereby grants to the State a perpetual, irrevocable, non-exclusive, royalty free license, with the right to sublicense, to make, use, reproduce, distribute, perform, display, create derivatives of and otherwise exploit all intellectual property created by Grantee or any Subcontractors or Subgrantees and paid for with Grant Funds provided by the State pursuant to this Grant.

17. GOVERNMENTAL IMMUNITY

Liability for claims for injuries to persons or property arising from the negligence of the Parties, their departments, boards, commissions, committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, *et seq.* C.R.S. No term or

condition of this Intergovernmental Grant Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

18. GENERAL PROVISIONS

A. Assignment

Grantee's rights and obligations under this Grant are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Intergovernmental Grant Agreement.

B. Captions and References

The captions and headings in this Intergovernmental Grant Agreement are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Intergovernmental Grant Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

C. Entire Understanding

This Intergovernmental Grant Agreement represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Intergovernmental Grant Agreement.

D. Modification

The State may modify the terms and conditions of this Grant by issuance of an updated Intergovernmental Grant Agreement, which shall be effective if Grantee accepts Grant Funds following receipt of the updated letter. The Parties may also agree to modification of the terms and conditions of the Grant in either an option letter or a formal amendment to this Grant, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules.

E. Statutes, Regulations, Fiscal Rules, and Other Authority

Any reference in this Intergovernmental Grant Agreement to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Performance Start Date. Grantee shall strictly comply with all applicable Federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. Digital Signatures

If any signatory signs this agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

G. Order of Precedence

In the event of a conflict or inconsistency between this Intergovernmental Grant Agreement and any Exhibits or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

- i. Colorado Special Provisions in §19 of the main body of this Grant;
- ii. Any executed Option Letter and Amendment;
- iii. The provisions of this Intergovernmental Grant Agreement; and
- iv. The provisions of any exhibits to this Intergovernmental Grant Agreement.

H. Severability

The invalidity or unenforceability of any provision of this Intergovernmental Grant Agreement shall not affect the validity or enforceability of any other provision of this Intergovernmental Grant Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under the Grant in accordance with the intent of the Grant.

I. Survival of Certain Intergovernmental Grant Agreement Terms

Any provision of this Intergovernmental Grant Agreement that imposes an obligation on a Party after termination or expiration of the Grant shall survive the termination or expiration of the Grant and shall be enforceable by the other Party.

J. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described above, this Intergovernmental Grant Agreement does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Any services or benefits which third parties receive as a result of this Grant are incidental to the Grant, and do not create any rights for such third parties.

K. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Intergovernmental Grant Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

L. Accessibility

- i. Grantee shall comply with and adhere to Section 508 of the U.S. Rehabilitation Act of 1973, as amended.
- ii. Grantee shall comply with and the Work Product provided under this Agreement shall be in compliance with all applicable provisions of §§24-85-101, *et seq.*, C.R.S., and the *Accessibility Standards for Individuals with a Disability*, as established by OIT pursuant to Section §24-85-103 (2.5), C.R.S. Grantee shall also comply with all State of Colorado technology standards related to technology accessibility and with Level AA of the most current version of the Web Content Accessibility Guidelines (WCAG), incorporated in the State of Colorado technology standards.

- iii. The State may require Grantee's compliance to the State's Accessibility Standards to be determined by a third party selected by the State to attest to Grantee's Work Product and software is in compliance with §§24-85-101, *et seq.*, C.R.S., and the *Accessibility Standards for Individuals with a Disability* as established by OIT pursuant to Section §24-85-103 (2.5), C.R.S.

M. *Reserved.*

19. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

A. STATUTORY APPROVAL. §24-30-202(1) C.R.S.

This Intergovernmental Grant Agreement shall not be valid until it has been approved by the Colorado State Controller or designee. If this Intergovernmental Grant Agreement is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Intergovernmental Grant Agreement shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5) C.R.S.

Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the Parties, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, *et seq.* C.R.S. No term or condition of this Intergovernmental Grant Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR.

Grantee shall perform its duties hereunder as an independent Grantee and not as an employee. Neither Grantee nor any agent or employee of Grantee shall be deemed to be an agent or employee of the State. Grantee shall not have authorization, express or implied, to bind the State to any agreement, liability, or understanding, except as expressly set forth herein. **Grantee and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Grantee or any of its agents or employees. Grantee shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Intergovernmental Grant Agreement. Grantee shall (a) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (b) provide proof thereof when requested by the State, and (c) be solely responsible for its acts and those of its employees and agents.**

E. COMPLIANCE WITH LAW.

Grantee shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Intergovernmental Grant Agreement. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Intergovernmental Grant Agreement shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Intergovernmental Grant Agreement that requires the State to indemnify or hold Grantee harmless; requires the State to agree to binding arbitration; limits Grantee’s liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Intergovernmental Grant Agreement shall be construed as a waiver of any provision of §24-106-109 C.R.S.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Intergovernmental Grant Agreement shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Grantee hereby certifies and warrants that, during the term of this Intergovernmental Grant Agreement and any extensions, Grantee has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Grantee is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Intergovernmental Grant Agreement, including, without limitation, immediate termination of this Intergovernmental Grant Agreement and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507 C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Intergovernmental Grant Agreement. Grantee has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Grantee’s services and Grantee shall not employ any person having such known interests.

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EXHIBIT B – SCOPE OF PROJECT (SOP)

1. PURPOSE

1.1. Local Planning Capacity. The purpose of the Local Planning Capacity (LPC) grant program is to provide funding to local governments to increase the capacity of their planning departments responsible for processing land use, permitting, and zoning applications for housing projects. “Fast Track” or expedited review of affordable housing projects is a top priority to increase the number of units built. Grant Funds may be used support new staff wages, hiring consultants, implementing new systems and technologies, revising land use development codes, regional collaborations, and tracking and documentation of Prop 123 goals.

2. DESCRIPTION OF THE PROJECT(S) AND WORK

2.1. Project Description. The Project consists of upgrading development review software and hiring consultants to support Lean process improvements across City departments in order to implement a system to expedite the development review process for affordable housing projects and generally advance affordable housing goals in Fort Collins, Colorado.

2.2. Work Description. The City of Fort Collins (Grantee) will hire qualified consultants, with expertise in Lean principles and project management, to explore process improvements across City departments in order to implement an expedited review process for affordable housing. Work includes auditing existing conditions, presenting findings, making recommendations, staff training, and implementation of process improvements. Additional Work includes upgrades to development review software as part of the City’s development review digital transformation project. Grantee may also conduct targeted stakeholder engagement activities related to some of the Project elements, where applicable. The Grantee will complete quarterly performance metric reporting in a form provided by DOLA. Additionally, at Project Closeout, a Final Informal Memo will be submitted that identifies the following: 1) description of the Grantee’s approach to expedited review of affordable housing; 2) the outcome of that effort, including whether new policies were formally adopted and an assessment how effectively this approach has been at reducing the amount of time required for review; 3) any other project outcomes that impacted the Grantee’s Prop 123-related goals; 4) description of community engagement efforts; 5) the number of affordable housing units that were either permitted or preserved during the grant period; 6) the degree to which this grant has had a transformative impact on Grantee’s affordable housing efforts; and 7) any lessons learned. Grantee will own all resulting documents.

2.2.1. A contract for consultant services shall be awarded by Grantee to a qualified firm through a formal Request For Proposals or competitive selection process.

2.2.2. A contract for the purchase or acquisition of materials or equipment shall be awarded by Grantee to a qualified vendor or firm through a competitive selection process with the Grantee being obligated to award the contract to the lowest responsive, responsible bidder meeting the Grantee's specifications.

2.2.3. During a period of ten (10) years following the date of closeout of the Project by the State, the Grantee may **not change the ownership of the equipment**. If the Grantee decides to change the ownership of the equipment to an entity which the State determines does not qualify in meeting the original intent of the Project, the Grantee must reimburse to the State an amount equal to the current fair market value of the equipment, less any portion of the value attributable to expenditures of non-LPC grant funds for acquisition of and improvements to, the equipment. At the end of the ten (10) year period following the date of completion and thereafter, no State restrictions on ownership of the equipment shall be in effect.

2.3. Responsibilities. Grantee shall be responsible for the completion of the Work and to provide required documentation to DOLA as specified herein.

2.3.1. Grantee shall notify DOLA at least 30 days in advance of Project Completion.

2.4. Recapture of Advanced Funds. To maximize the use of Grant Funds, the State shall evaluate Grantee's expenditure of the Grant Funds for timeliness and compliance with the terms of this Grant.

DOLA reserves the right to recapture advanced Grant Funds when Grantee has not or is not complying with the terms of this Grant.

2.5. Eligible Expenses. Eligible expenses shall include: consultant fees, RFP/bid advertisements, equipment and software acquisition costs, freight costs, hardware, software and training costs, installation costs, and attorney’s fees.

2.5.1. Direct costs are those that are identified as program-specific allowable costs of implementing the grant program objective.

2.5.2. Ineligible Expenses. Ineligible expenses shall include, but are not limited to,: job posting or recruitment costs, indirect overhead or general operating costs, housing construction, pre-development costs, lobbying, food, drink, or entertainment costs. Grant Funds may not be used to cover legal costs to defend.

3. DEFINITIONS

3.1. Project Budget Lines.

3.1.1. “Consultant Services” means consultant fees, RFP/bid advertisements, and attorney’s fees.

3.1.2. “Equipment, Software Acquisition” means freight costs, RFP/Bid advertisement costs, hardware, software and training costs, installation costs, and attorney’s fees.

3.2. “Substantial Completion” means the Work is sufficiently complete in accordance with the Grant so it can be utilized for its intended purpose without undue interference.

4. DELIVERABLES

4.1. Outcome. The final outcome of this Grant is completion of the development review software upgrade, documentation/reports associated with the process improvement efforts, implementation of a system to expedite the development review process for affordable housing projects and / or achieve Proposition 123 requirements in Fort Collins, Colorado, and a completed Final Informal Memo, submitted to DOLA.

4.2. Service Area. The performance of the Work described within this Grant shall be located in Fort Collins, Colorado.

4.3. Performance Measures. Grantee shall comply with the following performance measures:

<u>Milestone/Performance Measure/Grantee will:</u>	<u>By:</u>
Provide DOLA with baseline data on estimated review time for affordable housing projects. DOLA will provide the template.	Within 30 days after the Effective Date of this Intergovernmental Grant Agreement.
Begin procurement process or Contractor mobilization.	Within 90 days after the Effective Date of this Intergovernmental Grant Agreement.
Provide DOLA with a copy of Grantee’s Consultant Agreement or its Scope of Work.	Within 14 days after the Effective Date of the subcontract(s).
Documentation of efforts to explore, adopt, and/or implement policies to expedite review of affordable housing.	Within 30 days after the Policy adoption.
Submit draft deliverables (land use/zoning code or policy updates, reports/analysis/studies) to DOLA for review prior to adoption.	Within 7 days prior to a scheduled public hearing.
Submit Quarterly Pay Requests	See §4.5.2 below
Submit Quarterly Status Reports	See §4.5.2 below

Submit Project Final Report	March 31, 2026
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4.4. Budget Line Adjustments.

4.4.1. Grant Funds. Grantee may request in writing that DOLA move Grant Funds between and among budget lines, so long as the total amount of Grant Funds remains unchanged. To make such budget line changes, DOLA will use an Option Letter (**Exhibit G**).

4.4.2. Other Funds. Grantee may increase or decrease the amount of Other Funds in any one or any combination of budget lines as described in **§6.2**, or move Other Funds between and among budget lines, so long as the total amount of such “Other Funds” is not less than the amount set forth in **§6.2** below. Grantee may increase the Total Project Cost with “Other Funds” and such change does not require an amendment or option letter. DOLA will verify the Grantee’s contribution of “Other Funds” and compliance with this section at Project Closeout.

4.5. Quarterly Pay Request and Status Reports. Beginning 30 days after the end of the first quarter following execution of this Grant and for each quarter thereafter until termination of this Grant, Grantee shall submit Pay Requests and Status Reports using a form provided by the State. The State shall pay the Grantee for actual expenditures made in the performance of this Grant based on the submission of statements in the format prescribed by the State. The Grantee shall submit Pay Requests setting forth a detailed description and provide documentation of the amounts and types of reimbursable expenses. Pay Requests and Status Reports are due within 30 days of the end of the quarter but may be submitted more frequently at the discretion of the Grantee.

4.5.1. For quarters in which there are no expenditures to reimburse, Grantee shall indicate zero (0) requested in the Pay Request and describe the status of the Work in the Status Report. The report will contain an update of expenditure of funds by budget line as per **§6.2** of this **Exhibit B** Scope of Project as well as a projection of all Work expected to be accomplished in the following quarter, including an estimate of Grant Funds to be expended.

4.5.2. Specific submittal dates.

Quarter	Year	Due Date	Pay Request Due	Status Report Due
2 nd (Apr-Jun)	2024	JULY 15, 2024*	Yes	Yes
3 rd (Jul-Sep)	2024	October 30, 2024	Yes	Yes
4 th (Oct-Dec)	2024	January 30, 2025	Yes	Yes
1 st (Jan-Mar)	2025	April 30, 2025	Yes	Yes
2 nd (Apr-Jun)	2025	JULY 15, 2025*	Yes	Yes
3 rd (Jul-Sep)	2025	October 30, 2025	Yes	Yes
4 th (Oct-Dec)	2025	January 30, 2026	Yes	Yes

***State fiscal year runs July 1 – June 30 annually. Grantee must request reimbursement for all eligible costs incurred during a State fiscal year by July 15 annually.**

4.6. DOLA Acknowledgment. The Grantee agrees to acknowledge the Colorado Department of Local Affairs in any and all materials or events designed to promote or educate the public about the Work and the Project, including but not limited to: press releases, newspaper articles, op-ed pieces, press conferences, presentations and brochures/pamphlets.

5. PERSONNEL

5.1. Responsible Administrator. Grantee’s performance hereunder shall be under the direct supervision of **Clay Frickey, Planning Manager, (cfrickey@fcgov.com)**, who is an employee or agent of Grantee, and is hereby designated as the responsible administrator of this Project and a key person under this **§5**. Such administrator shall be updated through the process in **§5.3**. If this person is an agent of the

Grantee, such person must have signature authority to bind the Grantee and must provide evidence of such authority.

5.2. Other Key Personnel. Meaghan Overton, Housing Manager, (moverton@fcgov.com). Such key personnel shall be updated through the process in §5.3.

5.3. Replacement. Grantee shall immediately notify the State if any key personnel specified in §5 of this Exhibit B cease to serve. All notices sent under this subsection shall be sent in accordance with §15 of the Grant.

5.4. DLG Program Manager: Robyn DiFalco, (720) 682-5202, (robyn.difalco@state.co.us).

5.5. DLG Program Assistant: Jessica Rupe, (720) 557-4902, (jessica.rupe@state.co.us).

6. FUNDING

The State provided funds shall be limited to the amount specified under the “Grant Funds” column of §6.2, Budget, below.

6.1. Matching/Other Funds. Grantee shall provide **at least 21%** of the Total Project Cost as documented by Grantee and verified by DOLA at Project Closeout. Initial estimates of Grantee’s contribution are noted in the “Other Funds” column of §6.2 below. Increases to Grantee’s contribution to Total Project Cost do not require modification of this Intergovernmental Grant Agreement and/or Exhibit B.

6.2. Budget

Budget Line(s)		Total Project Cost	Grant Funds	Other Funds	Other Funds Source
Line #	Cost Category				
1	Consultant Services	\$200,000	\$200,000	\$0	Grantee
2	Equipment, Software Acquisition	\$55,000	\$0	\$55,000	Grantee
Total		\$255,000	\$200,000	\$55,000	

7. PAYMENT

Payments shall be made in accordance with this section and the provisions set forth in §7 of the Grant.

7.1. Payment Schedule. If Work is subcontracted or subgranted and such Subcontractors and/or Subgrantees are not previously paid, Grantee shall disburse Grant Funds received from the State to such Subcontractor or Subgrantee within fifteen days of receipt. Excess funds shall be returned to DOLA.

Payment	Amount	
Interim Payment(s)	\$190,000	Paid upon receipt of actual expense documentation and written Pay Requests from the Grantee for reimbursement of eligible approved expenses.
Final Payment	\$10,000	Paid upon Substantial Completion of the Project (as determined by the State in its sole discretion), provided that the Grantee has submitted, and DOLA has accepted, all required reports.
Total	\$200,000	

7.2. Interest. Grantee or Subgrantee may keep interest earned from Grant Funds up to \$100 per year for administrative expenses.

8. ADMINISTRATIVE REQUIREMENTS

8.1. Reporting. Grantee shall submit the following reports to DOLA using the State-provided forms. DOLA may withhold payment(s) if such reports are not submitted timely.

8.1.1. Quarterly Pay Request and Status Reports. Quarterly Pay Requests shall be submitted to DOLA in accordance with §4.5 of this **Exhibit B**.

8.1.2. Final Reports. Within 90 days after the completion of the Project, Grantee shall submit the final Pay Request and Status Report to DOLA.

8.2. Monitoring. DOLA shall monitor this Work on an as-needed basis. DOLA may choose to audit the records for activities performed under this Grant. Grantee shall maintain a complete file of all records, documents, communications, notes and other written materials or electronic media, files or communications, which pertain in any manner to the operation of activities undertaken pursuant to an executed Grant. Such books and records shall contain documentation of the Grantee's pertinent activity under this Grant in accordance with Generally Accepted Accounting Principles.

8.2.1. Subgrantee/Subcontractor. Grantee shall monitor its Subgrantees and/or Subcontractors, if any, during the term of this Grant. Results of such monitoring shall be documented by Grantee and maintained on file.

8.3. Bonds. If Project includes construction or facility improvements, Grantee and/or its contractor (or subcontractors) performing such work shall secure the bonds hereunder from companies holding certificates of authority as acceptable sureties pursuant to 31 CFR Part 223 and are authorized to do business in Colorado.

8.3.1. Bid Bond. A bid guarantee from each bidder equivalent to 5 percent of the bid price. The "bid guarantee" shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder shall, upon acceptance of his bid, execute such contractual documents as may be required within the time specified.

8.3.2. Performance Bond. A performance bond on the part of the contractor for 100 percent of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

8.3.3. Payment Bond. A payment bond on the part of the contractor for 100 percent of the contract price. A "payment bond" is one executed in connection with a contract to assure payment as required by statute of all persons supplying labor and material in the execution of the work provided for in the contract.

8.3.4. Substitution. The bonding requirements in this §8.3 may be waived in lieu of an irrevocable letter of credit if the price is less than \$50,000.

9. CONSTRUCTION/RENOVATION. The following subsections shall apply to construction and/or renovation related projects/activities:

9.1. Plans & Specifications. Construction plans and specifications shall be drawn up by a qualified engineer or architect licensed in the State of Colorado, or pre-engineered in accordance with Colorado law, and hired by the Grantee through a competitive selection process.

9.2. Procurement. A construction contract shall be awarded to a qualified construction firm through a formal selection process with the Grantee being obligated to award the construction contract to the lowest responsive, responsible bidder meeting the Grantee's specifications.

9.3. Subcontracts. Copies of any and all contracts entered into by the Grantee in order to accomplish this Project shall be submitted to DOLA upon request, and any and all contracts entered into by the Grantee or any of its Subcontractors shall comply with all applicable federal and state laws and shall be governed by the laws of the State of Colorado.

9.4. Standards. Grantee, Subgrantees and Subcontractors shall comply with all applicable statutory design and construction standards and procedures that may be required, including the standards required by Colorado Department of Public Health and Environment, and shall provide the State with documentation of such compliance.

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COLORADO
Department of Local Affairs
Division of Local Government

March 8, 2024

The Honorable Jeni Arndt, Mayor
City of Fort Collins
PO Box 580
Fort Collins, CO, 80522

RE: LPC Grant Award #LPC-24-010 Fort Collins Fast Track LEAN Process Improvements

Dear Mayor Arndt:

Congratulations! After thorough review, I am excited to offer a Local Planning Capacity grant award in the amount of \$200,000 to support the City of Fort Collins' project "Fast Track LEAN Process Improvements."

This new grant program was established by Proposition 123, the State Affordable Housing Fund and is one of several new funding programs available through the Department of Local Affairs (DOLA).

The program supports local government efforts to implement systems that fast track or expedite the development review process for affordable housing. These funds can also support local government capacity to achieve local affordable housing goals and maintain eligibility for Proposition 123 funding.

Your project was reviewed based on a variety of factors including readiness, impact on housing, support from local leadership, and local context. DOLA Program staff are available at any point for assistance as needed with your project. We support your efforts and are excited to share your results with other local governments, the Governor's Office, and the legislature.

Please contact the LPC Program Manager, Robyn DiFalco, robyn.difalco@state.co.us, for additional information on how to proceed with contracting. Please refrain from spending grant funds until a grant agreement is fully executed. Activities that occur prior to grant execution cannot be reimbursed.

I wish you success with your project. Thank you for advancing efforts to build more attainable and affordable housing across the state.

Sincerely,

Maria De Cambra
Executive Director

cc: Joanna Ginal, State Senator
Boesnecker Andrew, State Representative
Clay Frickey, City of Fort Collins Planning Manager
Meaghan Overton, City of Fort Collins Housing Manager
Chris La May, DLG Regional Manager



AGENDA ITEM SUMMARY

City Council



STAFF

Nina Bodenhamer, City Give
Emily Wegner, Lead Specialist, Environmental Sustainability, Environmental Services

SUBJECT

First Reading of Ordinance No. 060, 2024, Appropriating Philanthropic Revenue Received Through City Give for Environmental Services Curbside Recycling.

EXECUTIVE SUMMARY

The purpose of this item is to appropriate an award of approximately \$664,000 to defray the cost of new recycling carts being purchased for the City’s Residential Contracted Trash and Recycling Program and to support recycling outreach and education for the community.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The City Residential Contracted Trash and Recycling collection program will begin on September 30, 2024, and include weekly single-stream curbside recycling collection for approximately 41,500 households within City limits.

The Environmental Services Department in the Sustainability Services Area received a grant from the Recycling Partnership totaling approximately \$622,500 to support the purchase of recycling carts and an additional \$41,500 to support additional recycling outreach and education.

In addition to the cash grants, Recycling Partnership will provide access to resources, time, and other in-kind services at an estimated value of up to \$125,000. The purpose of these in-kind services is to support the City’s public recycling program through technical support, including strategic planning, program assessment, measurement activities, and education and outreach.

The City through their trash and recycling contractor, Republic Services, will distribute recycling carts to residents. Grant funding will help offset the cost of purchasing and distributing one (1) recycling cart to each eligible household. Customers’ service rates have been reduced by \$0.25/month to account for the grant funding.

Republic Services will make the initial purchase of all carts for the program, including the recycling carts under the Grant Agreement. Republic Services will invoice the City for the amount of the grant and recover the remaining cost of the carts by amortizing the cost over the life of the recycling services contract.

Ownership of the carts will transfer from Republic Services to the City upon expiration or termination of the City's contract with Republic Services.

The City's responsibilities include but are not limited to:

- The recycling carts, embedded RFID tags, must be manufactured with a minimum of five percent (5%) residential post-consumer recycled plastic content based on the weight of the entire mass of the body, lid, and wheels.
- The development and implementation of an education program utilizing the City's website, digital and print material content, and supported events. The goal of the education program is to communicate the cart delivery schedule, acceptable recyclable materials in the new program, and the recycling collection schedule.
- The production and distribution of educational materials with the delivery of new recycling carts.
- Utilization of program analysis and measurement activities.

The Recycling Partnership is a mission driven non-governmental organization that works to unlock the environmental and economic benefits of recycling. For nearly a decade, Recycling Partnership has reached millions of households, diverted hundreds of millions of incremental pounds of valuable recyclables from landfills, delivered hundreds of thousands of recycling carts, and has led innovative recycling systems change.

CITY FINANCIAL IMPACTS

This item appropriates \$664,000 in philanthropic revenue to support the City's curbside recycling collection system and community engagement as designated by the donor. The award from Recycling Partnership is a reimbursement award; the City will provide documentation accompanied by reasonable and appropriate summaries of expenses paid outlined in the Agreement.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance for Consideration

ORDINANCE NO. 060, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PHILANTHROPIC REVENUE RECEIVED THROUGH
CITY GIVE FOR ENVIRONMENTAL SERVICES CURBSIDE RECYCLING

A. The City’s residential waste collection program (the “Program”) will begin on September 30, 2024, and include weekly single-stream curbside recycling collection for approximately 41,500 households within City limits.

B. The City has been awarded a reimbursement-based grant from The Recycling Partnership totaling approximately \$622,500 to support the purchase of recycling carts and an additional \$41,500 to support additional recycling outreach and education (the “Grant”). In addition to the Grant, The Recycling Partnership will provide the City access to resources, time, and other in-kind services at an estimated value of up to \$125,000.

C. The Grant will be used to purchase recycling carts delivered to residents as part of the Program. Republic Services, the City’s contracted waste hauler, will make the initial purchase of all carts for the Program, including recycling carts. Republic Services will invoice the City for the amount of the Grant dedicated to purchasing recycling carts and recover the remaining cost of the carts by amortizing the cost over Republic Services’ five-year contract with the City. Program customers will receive a discount on their bill of \$0.25 per month to reflect the value of the Grant funding. Ownership of the carts will transfer from Republic Services to the City upon expiration or termination of the City’s contract with Republic Services.

D. This appropriation benefits public health, safety and welfare of the citizens of Fort Collins and serves the public purpose of improving and economizing recycling services offered to City residents.

E. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

F. The City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the General Fund and will not cause the total amount appropriated in the General Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

G. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal,

state or private grant or donation or the City’s expenditure of all funds received from such grant or donation.

H. The City Council wishes to designate the appropriation herein for Environmental Services Curbside Recycling as an appropriation that shall not lapse until the earlier of the expiration of the grant or donation or the City’s expenditure of all funds received from such grant or donation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new Philanthropic Revenue in the General Fund the sum of SIX HUNDRED SIXTY-FOUR THOUSAND DOLLARS (\$664,000) to be expended in the General Fund for curbside recycling collection.

Section 2. The appropriation herein for Environmental Services Curbside Recycling is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or donation or the City’s expenditure of all funds received from such grant or donation.

Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Ted Hewitt

AGENDA ITEM SUMMARY

City Council



STAFF

Nina Bodenhamer, City Give Director

SUBJECT

First Reading of Ordinance No. 061, 2024, Appropriating Prior Year Reserves and Unanticipated Philanthropic Revenue Received Through City Give for Various Programs and Services as Designated by the Donors.

EXECUTIVE SUMMARY

The purpose of this item is to request appropriation of \$58,235 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a variety of programs and services and are aligned with both the City's strategic priorities and the respective donors' designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The City has long been the beneficiary of local generosity and has a valuable role in our community's philanthropic landscape. Generosity is demonstrated in both large and modest gifts, each appreciated for its investment in the mission and the range of services the City strives to deliver.

The City received several individual philanthropic donations supporting various departments totaling \$58,235 and these funds are currently unappropriated. As acknowledged by Section 2.5 of the City's Fiscal Management Policy 2-Revenue approved by Council, the City Manager has adopted the City Give Financial Governance Policy to provide for the responsible and efficient management of charitable donations to the City.

These generous donations have been directed by the respective donors to be used by the City for designated uses within and for the benefit of City service areas and programs. These gifts represent a range of support for City programming and services: 9-11 Memorial, Visual Arts, Restorative, Forestry, FC Moves, and the Youth Golf Scholarship Fund.

CITY FINANCIAL IMPACTS

This Ordinance will appropriate \$4,815 received in 2023 being appropriated from prior year reserves, and \$53,420 in new philanthropic revenue received in 2024 through City Give for gifts to various City departments support a variety of programs and services.

The donations shall be expended from the designated fund solely for the donor’s directed intent.

From Prior Year Reserves:

Capital Projects Fund	\$2,800
General Fund	\$2,015

From New Unanticipated Philanthropic Revenue:

General Fund	\$14,920
Golf Fund	\$27,000
Transportation Services Fund	\$1,500
Capital Projects Fund	\$10,000

The funds have been received and accepted per City Give Administrative and Financial Policy.

The City Manager has also determined that these appropriations, are available and previously unappropriated from their designated City Fund and will not cause the total amount appropriated in those Funds to exceed the current estimate of actual and anticipated revenues.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance for Consideration

ORDINANCE NO. 061, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES AND
UNANTICIPATED PHILANTHROPIC REVENUE RECEIVED
THROUGH CITY GIVE FOR VARIOUS PROGRAMS AND
SERVICES AS DESIGNATED BY THE DONORS

A. In 2023, the City received seven donations totaling \$4,815 and since the beginning of 2024, nineteen donations totaling \$53,420 to be used for various City programs and services.

B. The donors have directed these donations to be used solely by the City for certain designated uses.

C. As acknowledged by Section 2.5 of the City’s Fiscal Management Policy 2 – Revenue approved by City Council, the City Manager has adopted the City Give Financial Governance Policy to provide for the responsible and efficient management of charitable donations to the City (the “City Give Policy”).

D. Section 52.2.C. of the City Give Policy authorizes the City Give Director to accept donations of \$5,000 or less for the City service area intended by the donor to be benefited and Section 52.2.D. of the City Give Policy similarly authorizes the City Manager to accept donations of more than \$5,000 up to \$100,000.

E. As so authorized, the City Give Director and City Manager have accepted for the benefited City service areas, as applicable, the donations to be appropriated in this Ordinance to be used solely as directed by each donor.

F. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year

G. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year such funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

H. The City Manager has recommended the appropriations described in Sections 1 and 2 of this Ordinance and determined that the amount of each of these appropriations is available and previously unappropriated from the funds named in Sections 1 and 2 and will not cause the total amount appropriated in each such fund to exceed the current estimate of actual and anticipated revenues to be received in those funds during this fiscal year.

I. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds, a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the donation or the City's expenditure of all funds received from such donation.

J. The City Council wishes to designate the appropriation herein for various City Give donations as an appropriation that shall lapse at the end of this fiscal year, except for the appropriation from the Golf Fund for a golf scholarship, which shall be non-lapsing.

K. These appropriations will serve the public purpose of providing additional revenue to each of the benefited service areas to aid them in accomplishing the public purposes for which each service area is established thereby benefitting the public's health, safety and welfare.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from the following funds these amounts of philanthropic revenue held in prior year reserves to be expended as designated by the donors:

Capital Projects Fund	\$ 2,800
General Fund	\$ 2,015

Section 2. There is hereby appropriated from the following funds these amounts of philanthropic revenue received in 2024 to be expended as designated by the donors:

Capital Projects Fund	\$ 10,000
General Fund	\$ 14,920
Transportation Services Fund	\$ 1,500
Golf Fund	\$ 27,000

Section 3. As authorized in Article V, Section 11 of the City Charter, the appropriations herein for various City Give donations are hereby designated as appropriations that shall lapse at the end of this fiscal year; provided, however, that the appropriation herein from the Golf Fund for a golf scholarship donation is hereby designated as an appropriation that shall not lapse at the end of the fiscal year but shall

continue until the earlier of the expiration of the donation or the City's expenditure of all funds received from such donation.

Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Ryan Malarky



AGENDA ITEM SUMMARY

City Council

STAFF

Nina Bodenhamer, City Give Director

SUBJECT

First Reading of Ordinance No. 062, 2024, Appropriating Philanthropic Revenue Received Through City Give for the Art in Public Places Program, Pianos About Town Project.

EXECUTIVE SUMMARY

The purpose of this item is to consider an appropriation of \$47,115 in philanthropic revenue received through City Give for the Art in Public Places program for the designated purpose of Pianos About Town, a collaborative effort among the City of Fort Collins Art in Public Places program, the Fort Collins Downtown Development Authority, and the donor, Bohemian Foundation.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Pianos About Town is a collaboration between the City’s Art in Public Places program (APP), the Downtown Development Authority’s Art in Action program, and Bohemian Foundation. The project involves local artists painting or artistically decorating pianos at the Art in Action tent in Old Town Square where the public can watch the creative process and interact with the artists.

Pianos About Town contributes to the vibrancy of Fort Collins, making art and music fun and accessible for all. These colorfully painted pianos are rotated throughout Fort Collins for the public to enjoy as both musical instruments and works of art.

The \$47,115 in philanthropic revenue is the second partial award toward a total 2023/2024 grant of \$94,301.

The first pianos were placed in Old Town in 2010. Since then, more than 130 donated pianos have been decorated and placed into rotation at sites throughout Fort Collins. The painting and decorating of pianos takes place throughout the year but is moved to indoor venues during the winter months. Area businesses play a key role in the success of the project by "adopting" the painted pianos and covering them during inclement weather.

The City’s responsibilities for the funding include but are not limited to: annually acquiring, repairing, pre-painting preparing, and tuning twelve to thirteen pianos; the coordination of placement, moving and piano tuning; working with appropriate City departments, the DDA and property owners on logistics for placing pianos in desired locations; selecting and managing the visual artists; managing logistics with area partners

or other entities to cover and uncover pianos; and collaborating with Bohemian Foundation to host Pianos About Town related events.

The grant is awarded by Bohemian Foundation, a Fort Collins-based private family foundation that supports local, national, and global efforts to build strong communities. Funding for Equity Indicators was awarded by Bohemian Foundation's Community Programs which is committed to the care and enrichment of our local community.

CITY FINANCIAL IMPACTS

If adopted, this Ordinance will appropriate \$47,115 in unanticipated philanthropic revenue in the Cultural Services and Facilities Fund for the Art in Public Places program. The funds have been received and accepted per City Give Administrative and Financial Policy.

The City Manager recommends the appropriation described herein and determined that this appropriation is available and previously unappropriated from the Cultural Services and Facilities Fund and will not cause the total amount appropriated in the Cultural Services and Facilities Fund to exceed the current estimate of actual and anticipated revenues to be received in the Cultural Services and Facilities Fund during this fiscal year.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance for Consideration

ORDINANCE NO. 062, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PHILANTHROPIC REVENUE RECEIVED
THROUGH CITY GIVE FOR THE ART IN PUBLIC PLACES
PROGRAM, PIANOS ABOUT TOWN PROJECT

A. The Pianos About Town project was started by the City’s Art in Public Places (APP) program in 2010 and involved local artists painting or decorating pianos in Old Town Square, with the finished pianos being rotated throughout Fort Collins for the public to enjoy.

B. Pianos About Town is now a collaboration between APP, the Downtown Development Authority’s Art in Action Program, and Bohemian Foundation.

C. Bohemian Found has donated \$47,115 to support Pianos About Town in 2024, and this Ordinance would appropriate the donated funds for that purpose.

D. This appropriation benefits public health, safety and welfare of the citizens of Fort Collins and serves the public purpose of contributing to the vibrancy of Fort Collins by making art and music fun and accessible for all.

E. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

F. The City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the Cultural Services and Facilities Fund and will not cause the total amount appropriated in the Cultural Services and Facilities Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

G. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or donation or the City’s expenditure of all funds received from such grant or donation.

H. The City Council wishes to designate the appropriation herein for Pianos About Town donation as an appropriation that shall not lapse until the earlier of the expiration of the grant or donation or the City’s expenditure of all funds received from such grant or donation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from New Philanthropic Revenue in the Cultural Services and Facilities Fund the sum of FORTY-SEVEN THOUSAND ONE HUNDRED FIFTEEN DOLLARS (\$47,115) to be expended in the Cultural Services and Facilities Fund for Pianos About Town.

Section 2. The appropriation herein for Pianos About Town is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or donation or the City's expenditure of all funds received from such grant or donation.

Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Ted Hewitt

AGENDA ITEM SUMMARY

City Council



STAFF

Jim Lenderts, Marijuana Enforcement Officer, Police Services
Zack Mozer, Financial Analyst

SUBJECT

First Reading of Ordinance No. 063, 2024, Making a Supplemental Appropriation from the Colorado Department of Local Affairs Gray and Black-Market Marijuana Enforcement Grant Program for the Fort Collins Police Services Marijuana Enforcement Program.

EXECUTIVE SUMMARY

The purpose of this item is to support Fort Collins Police Services' Marijuana Enforcement Program in investigating gray and black-market marijuana cases by appropriating \$39,641 of unanticipated grant revenue from the Colorado Department of Local Affairs (DOLA), Gray and Black-Market Marijuana Enforcement.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

"Gray Market" is a term that refers to marijuana grown legally then sold in a way that would be illegal. An example would be where someone has a medical card with an "extended plant count" which may allow them to grow up to 99 plants, but instead of using the product for their own medical needs, they sell it on the black market either locally to minors or someone in another state.

For the past five years, the State has made grant funding available to help address unlicensed and illegal marijuana activity in Colorado. In 2023, Police Services received \$32,339 and continue to investigate complaints of illegal residential cultivation operations and unlicensed smoke shops selling synthetic marijuana to minors.

On January 25, 2024, the City was awarded \$39,641 through DOLA Gray and Black-Market Marijuana Enforcement Grant Program for the purpose of investigating these cases of illegal marijuana cultivation and distribution outside the legal, licensing framework.

Use of this grant funding and investigations has not only addressed criminal activity but also improved neighborhood livability and provided insight into the level of unlicensed/illegal marijuana activity in the community. With additional insight and knowledge, Police Services can address community priorities and emerging trends in a proactive manner.

CITY FINANCIAL IMPACTS

Grant dollars helped provide additional resources to existing staff without having a direct impact on the City budget. Funds are used primarily for overtime, equipment, and storage expenses to support these investigations.

This item appropriates \$39,641 in project and overtime costs to Fort Collins Police Services' Marijuana Enforcement Program from unanticipated grant revenue from DOLA.

DOLA will advance the funds to the City so overtime and equipment purchases may be authorized. Any unused funds will be returned at the end of the grant period.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance for Consideration
2. Grant Award Letter with Terms and Conditions

ORDINANCE NO. 063, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING A SUPPLEMENTAL APPROPRIATION FROM THE
COLORADO DEPARTMENT OF LOCAL AFFAIRS GRAY AND
BLACK-MARKET MARIJUANA ENFORCEMENT GRANT
PROGRAM FOR THE FORT COLLINS POLICE SERVICES
MARIJUANA ENFORCEMENT PROGRAM

A. For the past five years, the State has made grant funding available to help address unlicensed and illegal marijuana activity in Colorado.

B. In 2023, Fort Collins Police Services (FCPS) received \$32,339 from the Department of Local Affairs (“DOLA”) and continues to investigate complaints of illegal residential cultivation operations and unlicensed smoke shops selling synthetic marijuana to minors.

C. On January 25, 2024, City of Fort Collins was awarded \$39,641 through the DOLA Gray and Black-Market Marijuana Enforcement Grant Program for the purpose of investigating cases of illegal marijuana cultivation and distribution outside the legal, licensing framework.

D. Use of this grant funding and investigations has not only addressed criminal activity but also improved neighborhood livability and provided insight into the level of unlicensed/illegal marijuana activity in the community. With additional insight and knowledge, Police Services can address community priorities and emerging trends in a proactive manner.

E. These grant funds help provide additional financial resources to supplement overtime costs, equipment, and storage expenses without having a direct impact on the City budget.

F. This item appropriates \$39,641 to FCPS Marijuana Enforcement Program from unanticipated grant revenue from DOLA by advancing the funds to the City of Fort Collins so overtime and equipment purchases may be authorized and any unused funds will be returned at the end of the grant period.

F. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

G. The City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the General Fund and will not cause the total amount appropriated in the General Fund

to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

H. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or the City’s expenditure of all funds received from such grant.

I. The City Council wishes to designate the appropriation herein for the DOLA Gray and Black-Market Enforcement Grant as an appropriation that shall not lapse until the earlier of the expiration of the grant or the City’s expenditure of all funds received from such grant.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue or other funds in the General Fund the sum of THIRTY-NINE THOUSAND SIX HUNDRED FORTY-ONE DOLLARS (\$39,641) to be expended in the General Fund for the FCPS Marijuana Enforcement Program.

Section 2. The appropriation herein for the DOLA Gray and Black-Market Enforcement Grant is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City’s expenditure of all funds received from such grant.

Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Ethan Doak

Item 10.



COLORADO
Department of Local Affairs
Division of Local Government

GBMJ
CTGG1 NLAA 202400003393

January 25, 2024

The Honorable Jeni Arndt
Mayor
City of Fort Collins
P.O. Box 580
Fort Collins, CO 80522

RE: GBMJ-24-020 - Fort Collins FY 2023-2024 Gray and Black Market Marijuana Enforcement Grant Program Award and Next Steps

Dear Mayor Arndt:

As DOLA's Executive Director, I am pleased to inform you that I have approved the funding recommendation for the City of Fort Collins.

This award letter and your application will serve as your contract with the State. Grantees of these funds do **not** require any additional contracts. By opting into this grant program, you are eligible to receive an award in the amount of **\$ 39,641.00** for expenses related to investigations and prosecutions of unlicensed marijuana cultivation and/or distribution operations. This grant expires on **May 31, 2026**. The statute does not allow extension(s) to the grant period.

Should you choose to accept this award you agree to the following:

- Grant funds will only be spent on costs associated with the investigation and prosecution (including large-scale operations, organized crime, and operations that divert marijuana outside of Colorado) of unlicensed marijuana cultivation or distribution operations conducted in violation of state law. Recipient counties and municipalities understand that any grant funds expended outside of this statutory intent must be returned to the Department of Local Affairs within 30 days of the ruling of improper fund use.
- Recipient counties agree to cooperate with and make grant funds available to District Attorneys for costs associated with prosecution of unlicensed marijuana cultivation or distribution operations conducted in violation of state law.
- Recipient counties and municipalities must provide DOLA with quarterly itemized reports detailing how grant funds were spent in that quarter. The Quarterly Report form, invoices and proof of payment must be provided to support the expenditures.
- **A required survey must also be submitted quarterly, please copy and paste the hyperlink into your browser and complete this survey each quarter. <https://forms.gle/DVf3dGKvbEvT1ck77>**
- **Quarterly reports must be submitted in the grant portal.**
- All recipients' grant fund expenditures will be monitored to ensure compliance with the programmatic requirements and allowable expenses. DOLA or the State reserves the right to initiate detailed monitoring or auditing of any recipient at its sole discretion.
- Monitoring may be onsite or by desk review and will include verification of quarterly reports using receipts and other financial documentation provided by the grantee. The review shall provide assurance that the information reported by the grantee is accurate and complete, and only includes allowable expenses. If concerns are noted during the review process, documentation to verify the eligible entities' expenditures



Item 10.



Department of Local Affairs

Division of Local Government

or accounting practices shall be provided to DOLA. Funds spent outside of the statutory intent must be returned to DOLA within 30 days of substantiation of improper use.

- Recipient counties and municipalities acknowledge that, if NO grant funds are spent in any given state fiscal year, they may not receive grant funds in the following year. Due to appropriation limitations in statute, ANY grant funds not spent by the expiration date specified in this document must be returned to the Department of Local Affairs by the date that will be provided to grantees.

Next Steps:

- You will make a single request for your full award amount within 90 days after the performance start date of this signed grant award letter.
- Payment requests will be made using DOLA’s online portal system using the “Advance Payment Request” form provided in the grant portal.

These grant funds are from state marijuana tax proceeds that may cause you to go to an election to receive and spend these funds. Please confer with your appropriate staff to determine if such an election is necessary.

Thank you for your interest in the Gray and Black Market Marijuana Enforcement Grant Program. Please contact Ella Bowman at (303) 864-7896 if you have any questions.

Sincerely,

Maria De Cambra
Executive Director

cc: Kerri Ishmael, Fiscal Agent
Ella Bowman, DOLA Program Manager
Chris La May, DOLA Regional Manager

In accordance with §24-30-202 C.R.S., this Grant is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

DocuSigned by:
Beulah Messick - DOLA

By Beulah Messick, Controller Delegate
Department of Local Affairs

Effective Date 1/30/2024 | 5:03 PM MST

CMS#: 188790 VCUST#: 14149 ADDR: CN001 WARR DLG#: GBMJ-24-020



AGENDA ITEM SUMMARY

City Council



STAFF

Tracy Dyer, Project Manager
Dana Hornkohl, Capital Projects Manager

SUBJECT

Items Relating to the College Avenue-Trilby Road Intersection Improvements Project.

EXECUTIVE SUMMARY

A. Resolution 2024-064 Authorizing the Execution of an Amendment to an Existing Intergovernmental Agreement between the City of Fort Collins, Colorado, and the Colorado Department of Transportation for the College Avenue-Trilby Road Intersection Improvements Project.

B. First Reading of Ordinance No. 064, 2024, Making Supplemental Appropriations of Prior Year Reserves and Grant Revenue from the Colorado Department of Transportation and Authorizing Transfers for the College Avenue-Trilby Road Intersection Improvements Project.

The purpose of this item is to enable the City to receive and expend Colorado Department of Transportation (CDOT) funds for the College Avenue-Trilby Road Intersection Improvements Project (Project). The funds will be used for construction of improvements at the intersection of South College Avenue and Trilby Road. If approved, this item will: 1) authorize the Mayor to execute an amendment to the Intergovernmental Agreement (IGA) for the Project with CDOT; 2) appropriate \$361,361 of Congestion Mitigation and Air Quality (CMAQ) Improvement Program grant funds for the Project; 3) appropriate \$1,870,000 of Highway Improvement Program (HIP) grant funds; 4) appropriate \$5,272,260 of Surface Transportation Block Grant (STBG) Program funds; 5) appropriate \$2,000,000 of Funding Advancements for Surface Transportation and Economic Recovery (FASTER) Act grant funds; 6) use \$14,800 from development contributions to construction as part of the local match; 7) appropriate as part of the local match contribution \$1,300 from the Transportation Capital Expansion Fee (TCEF) Reserves; 8) appropriate \$113 (0.7% of the local match amount) from TCEF Reserves to the Art in Public Places Program; and 9) appropriate \$48 (0.3% of the local match amount) for maintenance of art from Transportation Fund Reserves to the Art in Public Places Program.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Beginning in 2020 Engineering, Traffic Operations and FC Moves staff, with the use of the Arterial Intersection Prioritization Study as a guide, identified traffic safety and congestion issues, as well as a lack

or active modes infrastructure, at the intersection of Trilby Road and South College Avenue (also known as State Highway 287).

Staff has identified safety concerns with the current intersection, including high frequencies of approach turn crashes and rear-end crashes. Operational concerns include high volumes of motorists on the north-south legs of South College Avenue and increasing volumes on the east-west approach legs of Trilby Road. Bicycle and pedestrian safety and accessibility are also concerns at the intersection, as there is very little infrastructure established for either mode of travel.

The reconstructed intersection, with the assistance of design professionals, will improve safety for current and future traffic levels as growth continues in the region and will create a safer intersection for all users. After construction, the intersection will feature dual left turn lanes from South College Avenue to Trilby Road, right turn lanes for each direction of travel, and a widened Trilby Road approach to South College Avenue.

In early 2023 the Project Team, with CDOT’s approval, engaged a regional general contractor to assist in the final design to improve efficiency in constructability. Due to a longer than anticipated rights of way acquisition phase, that has involved over 24 different land parcels, the project team divided the project into packages to commence early work in areas where rights of way have been secured while remaining rights of way were continued to be secured. The project is currently underway with package one and anticipates starting package two at the beginning of the 3rd quarter of 2024. The overall project is anticipated to be completed sometime early 2025.

Funds that were appropriated to the Project prior to this action were utilized primarily for design and acquisition. In order to secure the remaining funds needed to construct the Project, staff actively explored and applied for multiple opportunities in 2022 and 2023. CDOT has also made significant additional commitments to the Project in this timeframe.

CITY FINANCIAL IMPACTS

The following is a summary of the funding anticipated for design, right-of-way acquisition, and construction for the College Avenue-Trilby Road Intersection Improvements Project.

Prior Appropriated Funds	
Highway Safety Improvement Program (HSIP)	\$ 2,250,000
Congestion Mitigation and Air Quality (CMAQ) Improvement Program Grant Funds	\$ 387,371
Funding Advancements for Surface Transportation and Economic Recovery (FASTER) Act Grant Funds	\$ 1,500,000
Transportation Capital Expansion Fee (TCEF) Funds	\$ 598,680
Transportation Services Fund Reserves	\$ 20,570
Development Contributions to Construction	
Contribution in Aid of Construction	\$ 38,163
Community Capital Improvement Program (CCIP) Arterial Intersection Improvements (2021 BFO Offer)	\$ 400,000
Community Capital Improvement Program (CCIP) Arterial Intersection Improvements (2023 - 2024 BFO Offer)	\$ 1,800,000
Total Prior Appropriated Funds	\$ 6,994,784

Funds to be Appropriated per this Action	
Congestion Mitigation and Air Quality (CMAQ) Improvement Program Grant Funds	\$ 361,361
Highway Improvement Program (HIP) Funds	\$ 1,870,000
Surface Transportation Block Grant (STBG) Program Funds	\$ 5,272,260
Funding Advancements for Surface Transportation and Economic Recovery (FASTER) Act Grant Funds	\$ 2,000,000
Development Contributions to Construction	
Payment In Lieu	\$ 14,800
Transportation Capital Expansion Fee (TCEF) Funds	\$ 1,300
Transportation Fund Reserves	\$ 48
Total Funds to be Appropriated per this Action	\$ 9,519,769
Transfer to Art in Public Place	\$161
Total Project Funds	\$ 16,514,553

The total fund amount projected for this Project is \$16,514,553 composed of funds appropriated with prior actions and with this action.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Project, through the design process and construction phasing, has received full environmental and historical clearances through CDOT.

PUBLIC OUTREACH

Staff has developed a comprehensive Public Engagement Plan for the Project.

As part of the design and acquisition process, staff has discussed the Project with the adjacent property owners, current business owners, and prospective developers immediately abutting the Project improvements. In addition, staff and an outside acquisition consultant have met or conversed individually with property owners on multiple occasions regarding design and construction details.

Staff has discussed and presented conceptual level drawings at several public outreach events including a virtual neighborhood public meeting on March 3, 2022, and an open house held on November 13, 2023. Project information was shown at the Transportation Projects Fairs in February 2023 and February 2024. A Project website is regularly updated with Project information and upcoming milestones.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution
3. Ordinance for Consideration
4. Vicinity Map
5. Project Design

RESOLUTION 2024-064
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN
EXISTING INTERGOVERNMENTAL AGREEMENT BETWEEN THE
CITY OF FORT COLLINS, COLORADO, AND THE COLORADO
DEPARTMENT OF TRANSPORTATION FOR THE COLLEGE AVENUE-
TRILBY ROAD INTERSECTION IMPROVEMENTS PROJECT

A. Beginning in 2020, Fort Collins Engineering Department Traffic Operations and FC Moves staff, guided by the Arterial Intersection Prioritization Study, identified traffic safety and congestion issues, as well as a lack of active modes infrastructure, at the intersection of Trilby Road and South College Avenue (also known as State Highway 287).

B. Safety concerns with the current intersection include high frequencies of approach turn crashes and rear-end crashes.

C. Operational concerns include high volumes of motorists on the north-south legs of South College Avenue and increasing volumes on the east-west approach legs of Trilby Road.

D. Bicycle and pedestrian safety and accessibility are also concerns at the intersection, because very little infrastructure is established for either mode of travel.

E. The College Avenue-Trilby Road Intersection Improvements Project (the "Project") has been developed to reconstruct the intersection to improve vehicular, bicycle, and pedestrian safety in and around the intersection.

F. The Project, with the assistance of design professionals, will improve safety for current and future traffic levels as growth continues in the region and will create a safer intersection for all users. After construction, the intersection will feature dual left turn lanes from South College Avenue to Trilby Road, right turn lanes for each direction of travel, and a widened Trilby Road approach to South College Avenue.

G. In 2020, via Resolution 2020-046, the City Council authorized execution of an intergovernmental agreement ("IGA") with the Colorado Department of Transportation ("CDOT"), which administers the grant funds for the Project. Initial funds were appropriated via Ordinance No. 071, 2020. Design and right-of-way acquisition has progressed since the initial authorization and appropriations.

H. In early 2023 the Project Team, with CDOT approval, engaged a regional general contractor to assist in the final design to improve efficiency in constructability. Due to a longer than anticipated rights of way acquisition phase, that has involved over twenty-four different land parcels, the project team divided the project into packages to commence early work in areas where rights of way have been secured while remaining rights of way were continued to be secured.

I. Construction is currently underway with package one, and the schedule anticipates starting package two at the beginning of the third quarter of 2024.

J. The overall Project is anticipated to be completed sometime in early 2025.

K. Funds that were appropriated to the Project before this action were used primarily for design and acquisition. To secure the remaining funds needed to construct the Project, staff actively explored and applied for multiple opportunities in 2022 and 2023. CDOT has also made significant additional commitments to the Project in this timeframe.

L. CDOT has proposed an amendment to the IGA to enable the City to receive and expend the additional grant funds to continue the Project.

M. Colorado Revised Statutes Section 29-1-203 provides that governments may cooperate or contract with one another to provide certain services or facilities when the cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the power to so approve.

N. Article II, Section 16 of the City Charter empowers the City Council, by ordinance or resolution, to enter into contracts with governmental bodies to furnish governmental services and make charges for such services, or enter into cooperative or joint activities with other governmental bodies.

O. City Code Section 1-22 requires the City Council to approve IGAs that require the City to make a direct, monetary payment over \$50,000, and the proposed amendment requires the City to provide matching funds in the amount of \$1,640,343.

P. The City Council has determined that this amendment to the IGA with CDOT is in the best interests of the City and that the Mayor be authorized to execute the amendment to the IGA between the City and CDOT in support thereof.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council authorizes the Mayor to execute, on behalf of the City, an amendment to the intergovernmental agreement with the Colorado Department of Transportation relating to the College Avenue-Trilby Road Intersection Improvements Project, in substantially the form attached hereto as Exhibit A, with such additional or modified terms and conditions as the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to protect the interests of the City or effectuate the purposes of this Resolution.

Section 2. The City Council hereby authorizes the City Manager to approve and execute future amendments to the intergovernmental agreement with the Colorado Department of Transportation relating to the College Avenue-Trilby Road Intersection

Improvements Project that the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to facilitate completion of the College Avenue-Trilby Road Intersection Improvements Project, so long as such amendments do not increase the cost of the Project, substantially modify the purposes of the intergovernmental agreement, increase the allocation or amount of funding for the Project funded by the City, or otherwise increase the obligations and responsibilities of the City as set forth in this amendment to the intergovernmental agreement.

Passed and adopted on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 7, 2024
Approving Attorney: Heather N. Jarvis

STATE OF COLORADO AMENDMENT

Amendment #: 1

Project #: SHO M455-124 (21966-25868-25869-25870)

SIGNATURE AND COVER PAGE

State Agency Department of Transportation		Amendment Routing Number 20-HA4-XC-03022-M0001
Local Agency CITY OF FORT COLLINS		Original Agreement Routing Number 20-HA4-XC-03022
Agreement Maximum Amount	\$15,281,335.00	Agreement Performance Beginning Date June 15, 2020
		Initial Agreement Expiration Date March 10, 2030

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

STATE OF COLORADO
Jared S. Polis, Governor
Department of Transportation
Shoshana M. Lew, Executive Director

Keith Stefanik, P.E., Chief Engineer

Date: _____

<p style="text-align: center;">LOCAL AGENCY CITY OF FORT COLLINS</p> <p style="text-align: center;">_____ Signature</p> <p>By: <u>Jenni Arndt, Mayor</u></p> <p>Date: _____</p>	<p style="text-align: center;">ADDITIONAL LOCAL AGENCY SIGNATURES CITY OF FORT COLLINS</p> <p>ATTEST:</p> <p style="text-align: center;">_____ Signature</p> <p>By: <u>Heather Walls, Interim City Clerk</u></p> <p>Date: _____</p> <p>APPROVED AS TO FORM:</p> <p style="text-align: center;">_____ Signature</p> <p>By: <u>Heather N. Jarvis, Assistant City Attorney</u></p> <p>Date: _____</p>
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In accordance with §24-30-202 C.R.S., this Amendment is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Department of Transportation

Effective Date: _____

1) PARTIES

This Amendment (the “Amendment”) to the Original Agreement (the “Agreement”) shown on the Signature and Cover Page for this Amendment is entered into by and between the Local Agency and the State.

2) TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Agreement shall be construed and interpreted in accordance with the Agreement.

3) EFFECTIVE DATE AND ENFORCEABILITY**A. Amendment Effective Date**

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay the Local Agency for any Work performed or expense incurred under this Amendment either before or after the Amendment term shown in **§3.B** of this Amendment.

B. Amendment Term

The Parties’ respective performances under this Amendment and the changes to the Agreement contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment and shall terminate on the termination of the Agreement.

4) PURPOSE

The Parties entered into the Agreement for the design and construction of US287 and Trilby Road Intersection Improvements. The Parties now desire to update Agreement provisions and the Statement of Work, increase the total budgeted funds and update the Funding Provisions.

5) MODIFICATIONS

The Parties now desire to:

a) Add the following to the Agreement §2.A:

The State shall have no obligation to pay Local Agency for any Work performed or expense incurred after the Agreement Expiration Date or after required billing deadline specified in §7.B.i.e., or the expiration of Special Funding if applicable, whichever is sooner. The State’s obligation to pay Agreement Funds exclusive of Special Funding will continue until the Agreement Expiration Date. If Agreement Funds expire before the Agreement Expiration Date, then no payments will be made after expiration of Agreement Funds.

b) Add the following to the Agreement §2.D:

Termination due to Project Completion

This Agreement may be terminated early upon project completion after the final invoice has been paid. The Local Agency must submit an invoice clearly marked “Final Invoice” to CDOT. Once that invoice has been paid any remaining funds can be liquidated from the project. The State shall notify Local Agency by providing written notice to Local Agency of the termination in accordance with §16. The notice shall specify the effective date of the termination and will be the Agreement Expiration Date.

c) Add the following to the Agreement §5.II:

“Special Funding” means an award by Federal agency or the State which may include but is not limited to one or a combination of Multimodal Transportation & Mitigation Options Funding, Revitalizing Main Streets, Safer Main Streets, Stimulus Funds, Coronavirus Response and Relief Supplemental Funds, ARPA, SLFRF, or COVID Relief.

d) Add the following to the Agreement §7.B.i.e:

If a project is funded in part with Federal or State Special Funding, there may be an expiration date for the funds. The expiration date applies to grants and local funds used to match grants. To receive payment or credit for the match, Work must be completed or substantially completed, as outlined in the terms of the grant, prior to the expiration date of the Special Funding and invoiced in compliance with the rules outlined in the award of the funding. The acceptance of an invoice shall not constitute acceptance of any Work performed or deliverables provided under the Agreement.

- e) Update the Statement of Work and replace **Exhibit A** with **Exhibit A-1**, which is attached hereto. Any reference in the Agreement to **Exhibit A** shall now be a reference to **Exhibit A-1**.
- f) Increase the total budgeted funds from \$4,217,896.00 by \$11,063,439.00 to a new total budgeted funds of \$15,281,335.00. These funds may include Special Funding.
- g) Update the Funding Provisions and replace **Exhibit C-4** with **Exhibit C-5**, which is attached hereto. Any reference in the Agreement to **Exhibit C** shall now be a reference to **Exhibit C-5**.
- h) Update the Local Agency Resolution and replace **Exhibit D** with **Exhibit D-1**, which is attached hereto. Any reference in the Agreement to **Exhibit D** shall now be a reference to **Exhibit D-1**.

6) LIMITS OF EFFECT

This Amendment is incorporated by reference into the Agreement, and the Agreement and all prior amendments or other modifications to the Agreement, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Agreement, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Agreement or any prior modification to the Agreement, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Agreement to the extent that this Amendment specifically modifies those Special Provisions.

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EXHIBIT A-1
STATEMENT OF WORK

Name of Project: US 287 & Trilby Road Intersection Improvements

Project Number: SHO M455-124

SubAccount #: 21966 – 25868 – 25869 - 25870

The Colorado Department of Transportation (CDOT) will oversee the City of Fort Collins (City) when the City designs and constructs the following: US 287 & Trilby Road Intersection Improvements (Work). CDOT and the City believe it will be beneficial to perform this Work to improve safety and operations at the intersection. Proposed improvements for the project include construction of dual northbound and southbound left turn lanes, right turn lanes on Trilby Road, raised medians, replacement of the traffic signal.

This Work will conform to all standards of AASHTO, Americans with Disabilities Act (ADA), MUTCD, and all applicable state and federal regulations. The design phase will identify more exact requirements, qualities, and attributes for this Work (hereinafter referred to as the Exact Work). The Exact Work shall be used to construct designed improvements. The design phase is anticipated to begin in the summer of 2020 and the construction phase is anticipated to begin in the Spring of 2024.

If Highway Infrastructure Programs (HIP) funds are used, all HIP funds must be encumbered by September 30, 2026. Obligated earmark balances are available for expenses properly charged to the account and incurred until September 30, 2031.

By accepting funds for this Scope of Work, Local Agency acknowledges, understands, and accepts the continuing responsibility for the safety of the traveling public after initial acceptance of the project. **Local Agency is responsible for maintaining and operating the scope of work described in this Exhibit A-1 constructed under this Agreement at its own cost and expense during its useful life.**

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EXHIBIT C-5 - FUNDING PROVISIONS

City of Fort Collins - SHO M455-124 (21966 – 25868 – 25869 - 25870)

A. Cost of Work Estimate

The Local Agency has estimated the total cost the Work to be \$15,281,335.00 which is to be funded as follows:

1. FUNDING

CMAQ

- a. Federal Funds (82.79% of CMAQ Award) \$748,732.00
- b. Local Agency (17.21% of CMAQ Award) \$155,643.00

HSIP

- c. Federal Funds (100% of SHO Award) \$2,250,000.00

HIP

- d. Federal Funds (82.79% of HIP Award) \$1,870,000.00
- e. Local Agency (17.21% of HIP Award) \$388,727.00

STBG

- f. Federal Funds (82.79% of STBG Award) \$5,272,260.00
- g. Local Agency (17.21% of STBG Award) \$1,095,973.00

FSA

- h. State Funds (100% of FSA Award) \$3,500,000.00

TOTAL FUNDS ALL SOURCES	\$15,281,335.00
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2. OMB UNIFORM GUIDANCE

- a. Federal Award Identification Number (FAIN): TBD
- b. Name of Federal Awarding Agency: FHWA
- c. Local Agency Unique Entity Identifier VEJ3BS5GK5G1
- d. Assistance Listing # Highway Planning and Construction ALN 20.205
- e. Is the Award for R&D? No
- f. Indirect Cost Rate (if applicable) N/A
- g. Amount of Federal Funds Obligated by this Action: \$0.00
- h. Amount of Federal Funds Obligated to Date (including this Action): \$2,411,525.00

3. ESTIMATED PAYMENT TO LOCAL AGENCY

- a. Federal Funds Budgeted \$10,140,992.00
- b. State Funds Budgeted \$3,500,000.00
- c. Less Estimated Federal Share of CDOT-Incurred Costs \$0.00

TOTAL ESTIMATED PAYMENT TO LOCAL AGENCY	89.27%	\$13,640,992.00
TOTAL ESTIMATED FUNDING BY LOCAL AGENCY	10.73%	\$1,640,343.00
TOTAL PROJECT ESTIMATED FUNDING	100.00%	\$15,281,335.00

4. FOR CDOT ENCUMBRANCE PURPOSES

- a. Total Encumbrance Amount (Federal, State + Local Agency Funds) \$15,281,335.00
- b. Less ROW Acquisition 3111 and/or ROW Relocation 3109 \$0.00

NET TO BE ENCUMBERED BY CDOT IS AS FOLLOWS	\$15,281,335.00
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Note: Only \$3,174,059.00 is currently available. Additional funds will become available after execution of an Option letter (Exhibit B) or formal Amendment.

Item 11.

EXHIBIT A TO RESOLUTION 2024-064

WBS Element 21966.10.30	Performance Period Start*/End Date 04/02/2021 - 03/30/2025	Design 3020	\$924,998.00
WBS Element 25868.20.10	Performance Period Start/End Date 03/12/2024 – 04/30/2025	Const. 3301	\$2,249,061.00
WBS Element 25869.20.10	Performance Period Start/End Date TBD – TBD	Const. 3301	\$0.00
WBS Element 25870.20.10	Performance Period Start/End Date TBD - TBD	Const. 3301	\$0.00

* For CMAQ, HSIP, HIP and STBG funds, the Local Agency should not begin work until all three (3) of the following are in place: 1) Phase Performance Period Start Date; 2) the execution of the document encumbering funds for the respective phase; and 3) Local Agency receipt of the official Notice to Proceed. Any work performed before these three (3) milestones are achieved will not be reimbursable.

**For FSA funds, the Local Agency should not begin work until both of the following are in place: 1) the execution of the document encumbering funds for the respective phase; and 2) Local Agency receipt of the official Notice to Proceed. Any work performed before these two (2) milestones are achieved will not be reimbursable.

For 25868, 25869, and 25870, the construction funding and WBS elements have not yet been designated to each subaccount.

B. Funding Ratios

The funding ratio for the federal & State funds for this Work is 89.27% federal & State funds to 10.73% Local Agency funds, and this ratio applies only to the \$15,281,335.00 that is eligible for federal & State funding. All other costs are borne by the Local Agency at 100%. If the total cost of performance of the Work exceeds \$15,281,335.00 and additional federal & State funds are not available, the Local Agency shall pay all such excess costs. If the total cost of performance of the Work is less than \$15,281,335.00, then the amounts of Local Agency and federal & State funds will be decreased in accordance with the funding ratio described in A1. **This applies to the entire scope of Work.**

C. Maximum Amount Payable

The maximum amount payable to the Local Agency under this Agreement shall be \$13,640,992.00. For CDOT accounting purposes, the federal funds of \$10,140,992.00, the State funds of \$3,500,000.00 and the Local Agency funds of \$1,640,343.00 will be encumbered for a total encumbrance of \$15,281,335.00, unless this amount is increased by an executed amendment before any increased cost is incurred. The total budget is \$15,281,335.00 unless this amount is increased by an executed amendment before any increased cost is incurred. The total cost of the Work is the best estimate available, based on the design data as approved at the time of execution of this Agreement, and any cost is subject to revisions agreed to by the parties prior to bid and award. The maximum amount payable will be reduced without amendment when the actual amount of the Local Agency’s awarded Agreement is less than the budgeted total of the federal funds and the Local Agency funds. The maximum amount payable will be reduced through the execution of an Option Letter as described in Section 7. E. of this contract. **This applies to the entire scope of Work.**

D. Single Audit Act Amendment

All state and local government and non-profit organizations receiving \$750,000 or more from all funding sources defined as federal financial assistance for Single Audit Act Amendment purposes shall comply with the audit requirements of 2 CFR part 200, subpart F (Audit Requirements) see also, 49 CFR 18.20 through 18.26. The Single Audit Act Amendment requirements applicable to the Local Agency receiving federal funds are as follows:

i. Expenditure less than \$750,000

If the Local Agency expends less than \$750,000 in Federal funds (all federal sources, not just Highway funds) in its fiscal year then this requirement does not apply.

ii. Expenditure of \$750,000 or more-Highway Funds Only

If the Local Agency expends \$750,000 or more, in Federal funds, but only received federal Highway funds (Catalog of Federal Domestic Assistance, CFDA 20.205) then a program specific audit shall be performed. This audit will examine the “financial” procedures and processes for this program area.

iii. Expenditure of \$750,000 or more-Multiple Funding Sources

If the Local Agency expends \$750,000 or more in Federal funds, and the Federal funds are from

Item 11.

EXHIBIT A TO RESOLUTION 2024-064

multiple sources (FTA, HUD, NPS, etc.) then the Single Audit Act applies, which is an audit on the entire organization/entity.

iv. Independent CPA

Single Audit shall only be conducted by an independent CPA, not by an auditor on staff. An audit is an allowable direct or indirect cost.

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EXHIBIT D-1
LOCAL AGENCY RESOLUTION

[To be provided by the Local Agency prior to routing for signatures]

ORDINANCE NO. 064, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATIONS OF PRIOR YEAR
RESERVES AND GRANT REVENUE FROM THE COLORADO
DEPARTMENT OF TRANSPORTATION AND AUTHORIZING
TRANSFERS FOR THE COLLEGE AVENUE-TRILBY ROAD
INTERSECTION IMPROVEMENTS PROJECT

A. Beginning in 2020, Fort Collins Engineering Department Traffic Operations and FC Moves staff, guided by the Arterial Intersection Prioritization Study, identified traffic safety and congestion issues, as well as a lack of active modes infrastructure, at the intersection of Trilby Road and South College Avenue (also known as State Highway 287).

B. Safety concerns with the current intersection include high frequencies of approach turn crashes and rear-end crashes.

C. Operational concerns include high volumes of motorists on the north-south legs of South College Avenue and increasing volumes on the east-west approach legs of Trilby Road.

D. Bicycle and pedestrian safety and accessibility are also concerns at the intersection, because very little infrastructure is established for either mode of travel.

E. The College Avenue-Trilby Road Intersection Improvements Project (the "Project") has been developed to reconstruct the intersection to improve vehicular, bicycle, and pedestrian safety in and around the intersection.

F. The Project, with the assistance of design professionals, will improve safety for current and future traffic levels as growth continues in the region and will create a safer intersection for all users. After construction, the intersection will feature dual left turn lanes from South College Avenue to Trilby Road, right turn lanes for each direction of travel, and a widened Trilby Road approach to South College Avenue.

G. In 2020, via Resolution 2020-046, the City Council authorized execution of an intergovernmental agreement ("IGA") with the Colorado Department of Transportation ("CDOT"), which administers the grant funds for the Project. Initial funds were appropriated via Ordinance No. 071, 2020. Design and right-of-way acquisition has progressed since the initial authorization and appropriations.

H. In early 2023 the Project Team, with CDOT approval, engaged a regional general contractor to assist in the final design to improve efficiency in constructability. Due to a longer than anticipated rights of way acquisition phase, that has involved over twenty-four different land parcels, the project team divided the project into packages to commence early work in areas where rights of way have been secured while remaining rights of way were continued to be secured.

I. Construction is currently underway with package one, and the schedule anticipates starting package two at the beginning of the third quarter of 2024.

J. The overall Project is anticipated to be completed sometime in early 2025.

K. Funds that were appropriated to the Project before this action were used primarily for design and acquisition. To secure the remaining funds needed to construct the Project, staff actively explored and applied for multiple opportunities in 2022 and 2023. CDOT has also made significant additional commitments to the Project in this timeframe.

L. CDOT has proposed an amendment to the IGA to enable the City to receive and expend the additional grant funds to continue the Project.

M. These appropriations benefit public health, safety, and welfare of the residents of Fort Collins and serve the public purpose of promoting safer travel across multiple modalities and improving the transportation infrastructure within the City.

N. Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make a supplemental appropriation by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriation, in combination with all previous appropriations for that fiscal year, do not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year.

O. The City Manager has recommended the appropriations described herein and determined that this appropriation is available and previously unappropriated from the Capital Projects Fund and will not cause the total amount appropriated in the Capital Projects Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

P. Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year from such revenues and funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated.

Q. The City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the Transportation Services Fund and will not cause the total amount appropriated in the Transportation Services Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

R. Article V, Section 10 of the City Charter authorizes the City Council, upon recommendation by the City Manager, to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund or capital project to another fund or capital project, provided that the purpose for which the transferred funds

are to be expended remains unchanged, the purpose for which the funds were initially appropriated no longer exists, or the proposed transfer is from a fund or capital project in which the amount appropriated exceeds the amount needed to accomplish the purpose specified in the appropriation ordinance.

S. The City Manager has recommended the transfer of \$1,300 from the Transportation Capital Expansion Fee Fund to the Capital Project Fund and \$48 from the Transportation Services Fund to the Capital Project Fund and determined that the purpose for which the transferred funds are to be expended remains unchanged.

T. Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant or donation, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or the City’s expenditure of all funds received from such grant.

U. This Project involves construction estimated to cost more than \$250,000 and, as such, City Code Section 23-304 requires one percent of these appropriations to be transferred to the Cultural Services and Facilities Fund for a contribution to the Art in Public Places program (“APP Program”).

V. The total project cost of \$16,148 has been used to calculate the contribution to the APP program.

W. The amount to be contributed in this Ordinance will be \$161.

X. A portion of the funds appropriated in this Ordinance for the Project are ineligible for use in the APP Program due to restrictions placed on them by Colorado Department of Transportation, the source of these funds.

Y. The City Council wishes to designate the appropriations herein for the Colorado Department of Transportation Congestion Mitigation and Air Quality (CMAQ) grant and the Highway Improvement Program (HIP) grant and the Surface Transportation Block Grant (STBG) and the Funding Advancement Surface Transportation and Economic Recovery (FASTER) grant funds as appropriations that shall not lapse until the earlier of the expiration of the grants or the City’s expenditure of all funds received from such grants.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. There is hereby appropriated from new revenue (CMAQ) or other funds in the Capital Projects Fund the sum of THREE HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED SIXTY-ONE DOLLARS (\$361,361) to be expended in the Capital Projects Fund for the College and Trilby Intersection Improvement Project.

Section 2. There is hereby appropriated from new revenue (HIP) or other funds in the Capital Projects Fund the sum of ONE MILLION EIGHT HUNDRED SEVENTY THOUSAND DOLLARS (\$1,870,000) to be expended in the Capital Projects Fund for the College and Trilby Intersection Improvement Project.

Section 3. There is hereby appropriated from new revenue (STBG) or other funds in the Capital Projects Fund the sum of FIVE MILLION TWO HUNDRED SEVENTY-TWO THOUSAND TWO HUNDRED SIXTY DOLLARS (\$5,272,260) to be expended in the Capital Projects Fund for the College and Trilby Intersection Improvement Project.

Section 4. There is hereby appropriated from new revenue (FASTER) or other funds in the Capital Projects Fund the sum of TWO MILLION DOLLARS (\$2,000,000) to be expended in the Capital Projects Fund for the College and Trilby Intersection Improvement Project.

Section 5. There is hereby appropriated from new revenue or other funds (PILOT) in the Capital Projects Fund the sum of FOURTEEN THOUSAND EIGHT HUNDRED DOLLARS (\$14,800) to be expended in the Capital Projects Fund for the College and Trilby Intersection Improvement Project.

Section 6. The unexpended and unencumbered appropriated amount of ONE THOUSAND THREE HUNDRED DOLLARS (\$1,300) is authorized for transfer from the Transportation Capital Expansion Fee Fund to the Capital Project Fund and appropriated therein to be expended for College and Trilby Intersection Improvement Project.

Section 7. The unexpended and unencumbered appropriated amount of ONE HUNDRED TWENTY-SIX DOLLARS (\$126) in the Capital Project Fund is hereby authorized for transfer to the Cultural Services and Facilities Fund and appropriated and expended therein to fund art projects under the APP Program.

Section 8. The unexpended and unencumbered appropriated amount of THIRTY-TWO DOLLARS (\$32) in the Capital Project Fund is hereby authorized for transfer to the Cultural Services and Facilities Fund and appropriated and expended therein for the operation costs of the APP Program.

Section 9. The unexpended and unencumbered appropriated amount of THREE DOLLARS (\$3) in the Capital Project Fund is hereby authorized for transfer to the Cultural Services and Facilities Fund and appropriated and expended therein for the maintenance costs of the APP Program.

Section 10. The appropriations herein for the Colorado Department of Transportation Congestion Mitigation and Air Quality (CMAQ) grant and the Highway Improvement Program (HIP) grant and the Surface Transportation Block Grant (STBG) and the Funding Advancement Surface Transportation and Economic Recovery (FASTER) grant funds are hereby designated, as authorized in Article V, Section 11 of the City Charter, as appropriations that shall not lapse at the end of this fiscal year but

continue until the earlier of the expiration of the grants or the City's expenditure of all funds received from such grants.

Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Heather N. Jarvis

Item 11.

COLLEGE AND TRILBY IMPROVEMENTS

College Ave

Mejoras a
College y Trilby

E Trilby Rd

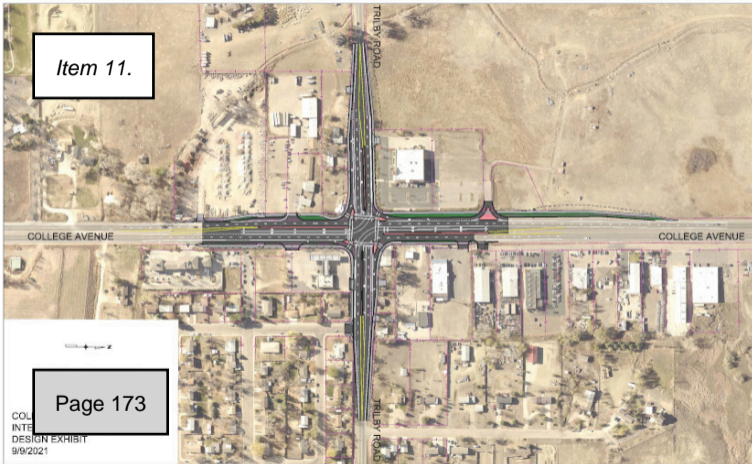
W Trilby Rd

College/Trilby
Improvements

College Ave



Item 11.



Page 173

AGENDA ITEM SUMMARY

City Council



STAFF

Aaron Ehle, Airport Planning & Development Specialist

SUBJECT

Items Relating to Sewer Service for the Northern Colorado Regional Airport’s New Terminal.

EXECUTIVE SUMMARY

A. Resolution 2024-065 Authorizing Execution of an Intergovernmental Agreement Between the City of Fort Collins, the City of Loveland and the South Fort Collins Sanitation District for Purchase of a Sewer Tap for the New Terminal at the Northern Colorado Regional Airport.

B. First Reading of Ordinance No. 065, 2024, Authorizing the Conveyance of a Permanent Non-Exclusive Sewer Easement on Property Jointly Owned by the City of Fort Collins and the City of Loveland at the Northern Colorado Regional Airport.

The purpose of the Resolution is to authorize the City Manager to execute an intergovernmental agreement for the purchase of a sewer tap from South Fort Collins Sanitation District sewer for service at the Airport’s new terminal. The proposed Ordinance will authorize a conveyance of an easement to the Sanitation District to allow for a sewer service line for the terminal. The easement is over a portion of the Northern Colorado Regional Airport property, which is owned jointly by the City of Fort Collins and the City of Loveland.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Northern Colorado Regional Airport is a public facility jointly owned and operated by the Cities of Fort Collins and Loveland. In 2015, the Cities entered into an intergovernmental agreement that formed the Northern Colorado Regional Airport Commission, which delegated certain powers and authority to operate and maintain the Airport. However, only the Cities’ Councils have the authority to grant easements as permanent property rights at the Airport.

In connection with the construction of the new terminal, South Fort Collins Sanitation District (“ Sanitation District”) requires the City of Fort Collins, the City of Loveland, and the Sanitation District to execute an Agreement for Purchase of Sewer Tap (“Tap Agreement”). Because the Tap Agreement is an agreement between the Cities and the Sanitation District, it is an intergovernmental agreement. The price for the sewer tap is \$49,600. Fort Collins City Code (“City Code”) Section 1-22 allows that intergovernmental agreements may be approved by Council by either ordinance or resolution. A resolution is presented

here to expedite execution of the Agreement because it is necessary for the completion of the terminal project, which has been approved by Council. The Tap Agreement presented with the Resolution is the Sanitation District's form Agreement as revised by the Cities' attorneys.

Along with the Tap Agreement, the Sanitation District requires that the Cities grant a permanent, non-exclusive easement across Airport property to allow for the installation and maintenance of a sewer line to the terminal ("Easement"). The total area of the associated sewer easement is 10,722 square feet. The Easement Agreement included with the Ordinance is the Sanitation District's form easement as revised by the Cities' attorneys.

Under City Code Section 23-111, Council may sell, convey, exchange, or otherwise dispose of any and all interests in City-owned real property if Council finds, by ordinance, that such sale or disposition is in the best interests of the City. City Code Section 23-114 requires that any sale, lease, or other conveyance of property must be for an amount equal to or greater than the fair market value of such interest unless Council or City Manager, as applicable, determines that such sale or lease serves a bona fide public purpose because:

- (1) *The use to which the property will be put promotes health, safety or general welfare and benefits a significant segment of the citizens of Fort Collins;*

The Airport is a public use facility jointly owned by Fort Collins and Loveland. The Easement will allow for public investment and development that will bring improvements to the Airport and the users it serves.

- (2) *The use to which the property will be put supports one (1) or more of the City Council's goals, adopted policies, projects or plans;*

The Easement will allow for public development of the site in alignment with the Airport Master Plan, which was approved by Council.

- (3) *The financial support provided by the City through the below-market disposition of the property will be leveraged with other funding or assistance;*

The City would benefit from granting the easement because doing so will allow the Sanitation District to install and maintain utility infrastructure necessary for the terminal project. In addition to federal grant funding and Airport revenue being used for the terminal, both Cities individually contributed \$1,000,000 towards the project.

- (4) *The sale or lease will not result in any direct financial benefit to any private person or entity, except to the extent such benefit is only an incidental consequence and is not substantial relative to the public purpose being served; and*

The Easement will simply allow the Sanitation District to provide service to the new public terminal. The Airport and two Cities benefit from utilities running to the public terminal, which add value to the Airport.

- (5) *Selling or leasing the property for less than fair market rent will not interfere with current City projects or work programs, hinder workload schedules or divert resources needed for primary City functions or responsibilities.*

Authorizing the conveyance of the Easement will not interfere with City projects or work programs, workload schedules, or resources needed for primary City functions or responsibilities.

As the conveyance of the Easement meets the above criteria, Airport staff and the Airport Commission recommend approval because the easement allows for the Sanitation District to install and maintain the sewer infrastructure required to serve the new public facility. The new terminal is in alignment with the Airport Master Plan, which has been approved by Council.

CITY FINANCIAL IMPACTS

The Tap Agreement authorizes the Cities to purchase a sewer tap from the Sanitation District for \$49,600. This cost has been budgeted as part of the terminal project. There are no material financial impacts to the City.

The cost of the legal description and exhibit for the easement is \$500, to be paid from the terminal project budget. There are no material financial impacts to the City.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Northern Colorado Regional Airport Commission and Councils of Fort Collins and Loveland have approved the 2020 Airport Master Plan, which prominently features plans for the new terminal facility.

The Fort Collins and Loveland Councils have each appropriated \$1.0 million in support of the new terminal.

The Airport Commission unanimously voted at its January 18, 2024, meeting to recommend Council approve the easement. At that time, airport staff were unaware that the Sanitation District would require the Tap Agreement. Also at the January 18th meeting, the Airport Commission unanimously voted to recommend Council approve a Memorandum of Agreement for Purchase of Water Tap ("MOA") with the Fort Collins-Loveland Water District, and to recommend the granting of an easement to the Water District for a water line. The Tap Agreement is substantially the same form as the MOA recommended by the Commission. Accordingly, airport staff conclude that although the Tap Agreement was not sent to the Commission, the Commission would have almost certainly recommended its approval because its terms are essentially the same as the MOA and because the easement is only functional if a sewer tap is purchased and installed.

PUBLIC OUTREACH

The development of the 2020 Airport Master Plan, which took more than two years to complete, included numerous public meetings and significant outreach by the Airport, far exceeding what is recommended by the Federal Aviation Administration (FAA).

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution
3. Ordinance for Consideration
4. Exhibit A to Ordinance

RESOLUTION 2024-065
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL
AGREEMENT BETWEEN THE CITY OF FORT COLLINS, THE CITY OF
LOVELAND AND THE SOUTH FORT COLLINS SANITATION DISTRICT
FOR PURCHASE OF A SEWER TAP FOR THE NEW TERMINAL AT
THE NORTHERN COLORADO REGIONAL AIRPORT

A. The Cities of Loveland and Fort Collins (collectively, the “Cities,” and “Loveland” or “Fort Collins” individually) jointly own and operate the public airport known as the Northern Colorado Regional Airport (the “Airport”) pursuant to an Amended and Restated Intergovernmental Agreement for the Joint Operation of the Airport entered into on January 22, 2015, and amended on June 7, 2016.

B. The ongoing construction of the Airport’s new terminal facility project requires that a sewer tap be installed to provide service to the terminal.

C. The South Fort Collins Sanitation District (the “District”) has offered to sell the sewer tap to the Cities for \$49,600.

D. The District requires the Cities to execute an Agreement for Purchase of Sewer Tap (“Tap Agreement”), in substantially the form attached hereto as Exhibit “A” and incorporated herein, and which is an intergovernmental agreement that sets forth the terms and conditions for the purchase of the sewer tap.

E. Fort Collins City Code Section 1-22 authorizes City Council to approve the execution of intergovernmental agreements by ordinance or resolutions.

F. The Fort Collins City Council desires to authorize the City Manager, in consultation with the City Attorney, to execute the Tap Agreement on behalf of Fort Collins in substantially similar form to “Exhibit A”.

G. The Tap Agreement will allow the Cities to acquire from the District the sewer tap that is necessary for sanitary sewer service for the Airport’s new terminal, which is in the best interest of the City and beneficial to the users of the Airport and the northern Colorado region at large.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the City Manager is hereby authorized, following consultation with the City Attorney, to execute the Tap Agreement in substantially similar form to “Exhibit A” subject to modifications as deemed necessary to protect the interests of the City of Fort Collins or to effectuate the purposes of this Resolution.

Passed and adopted on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 7, 2024
Approving Attorney: Ryan Malarky

**South Fort Collins
Sanitation District
Agreement for
Purchase of Sewer
Tap**

THIS AGREEMENT is made and entered into between the South Fort Collins Sanitation District (hereinafter "District") by its Board of Directors through its designated manager, and **the CITY OF LOVELAND, COLORADO, a municipal corporation, with an address of 500 E. Third Street, Loveland, CO 80537, and the CITY OF FORT COLLINS, COLORADO, a municipal corporation (collectively, "Grantor"), with an address of 300 Laporte Ave, Fort Collins, CO 80521** (hereinafter "Purchaser").

IN CONSIDERATION OF THE COVENANTS, PROMISES, TERMS AND CONDITIONS HEREINAFTER STATED, THE PARTIES AGREE AS FOLLOWS:

1. Purchaser agrees to purchase and pay for one sanitary sewer tap from the District. Purchaser agrees to pay the sum of **\$49,600.00** for said tap(s), payable concurrently with the execution of this Agreement. Under no circumstances will any services be provided by the District, until full payment is made, and under no circumstances will any tap be transferred from the Property, as defined below, for which it was originally purchased nor shall any of the tap fees paid be refunded to Purchaser.
2. Purchaser agrees to pay all assessments and service charges as may be established and modified by the District from time to time. In the event the Purchaser fails to pay such assessments and charges upon demand, the District shall then immediately terminate service, assess penalties, and any other remedies available to it pursuant to its Rules and Regulations and to the laws of the State of Colorado. Any costs of collection will be added to the balance due. This Agreement may be enforced by an action at law or in equity, by decree of specific performance or damages, or such other legal and equitable relief as may be available.
3. In the event that the Property is conveyed or transferred to an individual or entity by the Customer, such sewer tap shall be deemed transferred with the Property whether such conveyance or transfer is the result of a voluntary or involuntary transfer, including judicial order or decree, public trustee's sale, sheriff's sale, treasurer's sale, or otherwise; provided, however, that Purchaser shall also remain liable for all outstanding payment obligations hereunder, unless assignment of said obligations has been approved, in writing, by the District, which approval shall not be unreasonably withheld. Upon any such transfer of the Property, the District may recognize such transferee as the "owner of the sewer tap" without having first obtained an assignment of sewer tap executed by the Customer to the new owner. In no event may the Customer retain ownership of said tap upon the voluntary or involuntary transfer of the Property and the tap may not be transferred to or used in conjunction with any other property. The rights and obligations of Purchaser pursuant to this Agreement shall be appurtenant. Added to make clear that the City's each have municipal codes that may impose requirements for the conveyance of easements and that this agreement does not itself convey to and run with the Property.
4. The legal description Property for which this tap is being purchased is as follows: (Attach separate exhibit for description if necessary)

25081 - Barnstorm

Street Address:

4831 Earhart Rd, Loveland, CO 80538

5. Purchaser agrees to execute and deliver such easement or Easement Agreements as are needed by the District for the purpose of constructing and maintaining sewer lines across any of the real property of the Purchaser. Such easements shall be executed and delivered by separate legal document and in compliance with requirements established by each City's City Code and other applicable law, at the sole expense of the Purchaser, and such expenses shall include, but not be limited to, survey expenses and recording expenses.
6. Pursuant to the terms of this Agreement, Purchaser shall have the right to tap into the District's line at a point designated by the District. Tapping procedures shall be in accordance with the District's specifications, and shall be under the control and supervision of the District or its representative. The cost of tapping, including the connection, the tap and service line, and all other expenses thereof, shall be paid by Purchaser. Purchaser agrees to pay all expenses for any line extension (s) from the District's main line to the connections of the premises of the Purchaser.
7. Purchaser agrees to pay to the District a monthly service charge for the use of the District's collection and treatment system. The District expressly reserves the right to increase or decrease the monthly rate assessed at any time upon reasonable notice to its users.
8. The District reserves the right, through its representatives, to inspect and approve all lines connecting Purchaser's premises to the District's system. The Purchaser shall comply with the District's Rules and Regulations, as modified from time to time, and with District's construction specifications before and after Purchaser's connections to the District's system. In the event the District incurs expenses for labor or materials for repair and maintenance of the Purchaser's line and connections with District's sewer system, Purchaser shall be liable for payment for costs incurred by the District for such labor and/or materials, provided such repair and maintenance is required through no fault of the District.
9. **Appropriation.** To the extent this Agreement constitutes a multiple fiscal year debt or financial obligation of the City of Loveland, it shall be subject to annual appropriation pursuant to the City of Loveland Municipal Charter Section 11-6 and Article X, Section 20 of the Colorado Constitution. To the extent this Agreement or any provision in it constitutes a multiple fiscal year debt or financial obligation of the City of Fort Collins, it shall be subject to annual appropriation by City Council as required in Article V, Section 8(b) of the Fort Collins City Charter, City Code Section 8-186, and Article X, Section 20 of the Colorado Constitution. The Cities shall have no obligation to continue this Agreement in any fiscal year in which no such appropriation is made.
10. This Agreement is subject to the Colorado Revised Statutes regarding the provision of services by the District, the Districts Rules and Regulations, policies, procedures, specifications, and requirements as they currently exist and as they may be amended from time to time. This Agreement, the District's services, and the Cities' respective conduct are subject to the monetary limitations and all rights, requirements, immunities, defenses, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as amended from time to time. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the notices, requirements, immunities, rights, benefits, protections, limitations of liability, and other provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq. and under any other applicable law.
11. Provisions of this Agreement shall be deemed to have survived any conveyance of the Property, and shall not merge in any deed relating thereto, and all rights and obligations hereunder shall be binding upon, and inure to the benefit of, the successors and assigns of the Parties.
12. If any portion of this Agreement shall be deemed to be ineffective or without force or effect by any court of competent jurisdiction, then this Agreement shall be construed as if the offending provision were not a part hereof.
13. This Agreement shall not be subject to amendment without the express written consent of the Parties hereto.
14. The laws of the State of Colorado, without regard to Colorado laws regarding conflicts of law, shall govern the construction, interpretation, execution and enforcement of the Agreement. Venue for any dispute arising out of or relating to the Agreement shall be in the State of Colorado District Court for Larimer County.

South Fort Collins Sanitation District

Signed this _____ day of _____ 2024

By: _____
District Manager Eric Bailey

Payment: \$49,600.00

Purchaser:
City of Loveland, Colorado
A Municipal Corporation

City of Fort Collins, Colorado
A Municipal Corporation

By:
Rod Wensing, Acting City Manager

By: _____
Kelly DiMartino, City Manager

ATTEST:

ATTEST:

Delynn Coldiron City Clerk **Date**

Name: _____ **Date**

APPROVE AS TO FORM:

Title: _____

Senior Assistant City Attorney

APPROVE AS TO FORM: _____

Assistant City Attorney

ORDINANCE NO. 065, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CONVEYANCE OF A PERMANENT NON-
EXCLUSIVE SEWER EASEMENT ON PROPERTY JOINTLY OWNED
BY THE CITY OF FORT COLLINS AND THE CITY OF LOVELAND AT
THE NORTHERN COLORADO REGIONAL AIRPORT

A. The City of Fort Collins (“City”) and the City of Loveland (“Loveland”) (collectively, the “Cities”) jointly own property located in Loveland (the “Property”) known as the Northern Colorado Regional Airport (the “Airport”).

B. The Cities currently operate and maintain the Airport pursuant to that certain Amended and Restated Intergovernmental Agreement for the Joint Operation of the Fort Collins-Loveland Airport dated January 22, 2015, as amended (the “IGA”).

C. In connection with the ongoing construction of the new airport terminal facility project, the South Fort Collins Sanitation District (the “District”) has requested a permanent non-exclusive easement across Airport property to allow for the installation and maintenance of a sanitary sewer line to serve the terminal (the “Easement”) over and across that portion of the Airport property legally described and depicted in the Easement Agreement, attached hereto and incorporated herein by this reference as Exhibit “A.”

D. The Cities desire to grant the Easement on the terms and conditions as substantially set forth in the Easement Agreement, which includes that the District will not pay a specific purchase price for the easement but will instead provide sewer service necessary for the terminal.

E. City Code Section 23-111(a) authorizes the City Council to sell, convey, or otherwise dispose of any interest in real property owned by the City, provided the City Council first finds, by ordinance, that such sale or other disposition is in the best interest of the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council hereby finds that the City’s conveyance of the Easement subject to the terms and conditions substantially set forth in the Easement Agreement for less than fair market value serves a bona fide public purpose and is in the best interests of the City as required by City Code Section 23-114 because:

- a. The use to which the Easement Property will be put promotes health, safety or general welfare and benefits a significant segment of the citizens of Fort Collins by facilitating public investment in and improvement of the Airport and the users it serves, and will allow for sanitary sewer service for the new public terminal currently being constructed;

- b. The use to which the Easement will be put supports one (1) or more of the City Council’s goals, adopted policies, projects or plans, including the Airport Master Plan, which was approved by Council;
- c. The financial support provided by the City through the below-market disposition of the Easement will be leveraged with other funding or assistance enabling the construction and operation of the new terminal facility, which the City has partnered with Loveland to complete;
- d. The sale or lease will not result in any direct financial benefit to any private person or entity, except to the extent such benefit is only an incidental consequence and is not substantial relative to the public purpose being served because it will enable development of the new public terminal facility for the benefit of the Cities and the greater public; and
- e. Granting the Easement for less than fair market value will not interfere with current City projects or work programs, hinder workload schedules, or divert resources needed for primary City functions or responsibilities and will ultimately benefit the Airport and the Cities.

Section 2. The City Council hereby authorizes the Mayor to execute the Easement Agreement attached hereto as “Exhibit A” with such modifications or additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance.

Introduced, considered favorably on first reading on May 7, 2024, and approved on second reading for final passage on May 21, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 31, 2024
Approving Attorney: Ryan Malarky

EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into as of the ____ day of _____, 20__, by and between the CITY OF LOVELAND, COLORADO, a municipal corporation, with an address of 500 E. Third Street, Loveland, CO 80537, and the CITY OF FORT COLLINS, COLORADO, a municipal corporation, with an address of 300 Laporte Ave, Fort Collins, CO 80521, hereinafter referred jointly to as “the Grantors” and South Fort Collins Sanitation District, a Political Subdivision of the State of Colorado, hereinafter referred to as “the District”. This Grant of Utility Easement is effective as of the date of the City’s Official Acceptance in the City’s signature block below.

WHEREAS, the Grantors jointly own and operate the Northern Colorado Regional Airport (the “Airport”) located in Loveland, Colorado on a parcel of property legally described below; and

WHEREAS, the District desires to install, and obtain an easement for a sanitary sewer line necessary to serve the Airport’s terminal facility that is under construction as of the date of this Agreement.

WITNESSETH:

For and in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the receipt and adequacy of which is hereby confessed and acknowledged, the Grantors have granted and conveyed and by these presents does grant and convey unto the District, its successors and assigns, a permanent non-exclusive easement for the installation, construction, maintenance, inspection, operation, replacement, or removal of one (1) or more sanitary sewer lines for the collection and service of sanitary sewer and wastewater, and all underground and surface appurtenances thereto, including metering stations and other fixtures, in, over, across, and upon:

A ___30___ foot easement, the centerline of which is described in the attached Easement Exhibit:

The parties hereto acknowledge that said easement (hereinafter referred to as “the Easement”) is located on a parcel of property owned by the Grantors legally described as follows and hereinafter referred to as “the Grantors’ Property”:

A parcel of land, being part Larimer County Parcel No. 8633006902, situate in the Southeast Quarter (SE1/4) of Section Twenty-eight (28), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado

In addition to the foregoing grant of easement by the Grantors to the District, the Grantors further grant and convey to the District the following rights and privileges:

A. The right to grade the Easement for the full width thereof in such manner as the District may reasonably determine to be necessary or advisable. The District will coordinate with Airport staff to perform such grading at a time that does not unduly interfere with Airport operations. For purposes of this Agreement, “Airport staff” shall mean the individual(s) designated and authorized by Grantors to make the decisions and take the actions described and directed herein. The District may rely on information and direction given by Airport staff and shall have no obligation to verify if that particular individual has been duly authorized by the Grantors to provide such information and/or direction.

B. Subject to Airport security requirements and prior written consent of Airport staff, which shall not be unreasonably withheld, the right of ingress and egress in, to, through, over and across the Easement by means of existing roads (whether public or private) located on the Grantors’ Property.

C. The right to grade, construct, maintain, and use any access roads upon the Grantors’ Property for such purposes of initial construction and ongoing maintenance with prior written consent of the Airport staff in the exercise of its right of ingress and egress to and from the Easement. For any construction or alteration on the Easement or Grantors’ Property, the District will be required to complete and submit to the Federal Aviation Administration a Form 760-1 “Notice of Proposed Construction or Alteration.”

D. To mark the location of the Easement with markers set in the ground provided that any such markers remaining after the period of construction of the sanitary sewer line and appurtenances shall be placed in locations which will minimize interference with any reasonable use of the Easement area by the Grantor.

E. For all the District's access needs, such access is subject to the prior written consent of Airport staff pursuant to the Northern Colorado Regional Airport's security requirements and other applicable laws, plans, policies, and rules and regulations. It is the parties' intent to provide the District as much reasonable access as possible to the Easement while complying with the rules and regulations associated with operating the Airport.

F. All other rights necessary and incident to the full and complete use and enjoyment of the Easement for the purposes herein granted.

G. Other public utilities such as sanitary sewer, storm sewer, gas, electric, and cable lines may be installed in the Easement so long as they do not interfere with the District's rights hereunder and meet the District's requirements for separation and crossing of utilities.

The Grantor hereby covenants and agrees to and with the District, its successors and assigns that:

A. Except as otherwise provided in this subparagraph A, the Grantors, their heirs, personal representatives, administrators, successors, and assigns shall not erect or place any permanent building, structure, improvement, fence, tree, or other landscaping on the Easement excluding the installation of permanent paved surfaces, including but not limited to roadways and taxiways needed for Airport purposes. In the event of the placement of such obstacles on the Easement contrary to the provisions of this subparagraph A, the District shall have the right to require the Grantors to remove such prohibited obstacles from the Easement and, in the event the Grantors fail to do so upon request, the District may remove such obstacles without any liability for repair or replacement thereof. Notwithstanding the foregoing, the Grantors, their heirs, personal representatives, administrators, successors, and assigns shall have the right, without the consent of the District, to plant grasses and other groundcover and small shrubs upon the Easement area which are usual and customary for the full use and enjoyment of the Property. The District shall be responsible at its sole cost and expense for repair and replacement of any permanent paved surfaces and associated landscaping damaged or removed by the District

B. The Grantors do hereby covenant and agree to and with the District that the Grantors are lawfully seized of the Easement and the Grantors' Property, and that the Grantors have a good and lawful right to convey the Easement to the District.

The District does hereby covenant and agree to and with the Grantors as follows:

A. The District shall not fence or otherwise enclose the easement, except during periods of construction and repair.

B. All trenches and excavations made in the laying or repairing of the sanitary sewer line shall be properly backfilled and as much of the original surface soil as reasonably possible shall be placed on top. All large gravel, stones, and clods will be removed from the finished backfill. The District will finish the backfill after normal settling of the soil so that the use and enjoyment of said Easement by the Grantors shall be suitable for the purpose now used. The District will maintain the trench area and the sanitary sewer line at its sole cost and expense.

C. The District may not use the Easement or any of Grantors' Property for any purpose other than to transport, serve and distribute potable water. If the Easement is used by the District for any purpose other than stated herein, the Easement may be terminated at the Grantors' sole discretion and all of the right, title and interest of District (and District's successors or assigns) in and to the Easement become null and void, and the Easement shall absolutely revert to and revest in Grantors as fully and completely as if this instrument had not been executed, without the necessity for suit or re-entry and District shall remove improvements. No act or omission on the part of any beneficiary of this paragraph shall be a waiver of the operation or enforcement of this paragraph.

D. To the extent allowed by law, the District shall be liable for loss and damage which shall be caused by any wrongful exercise of the rights or ingress or egress to or from the Easement or by wrongful or negligent acts or omission of its agents or employees during the course of their employment on the Grantors' Property. To the extent allowed by law, District agrees to indemnify and hold harmless the Grantors, their officers, employees, and agents, from and against all liability, claims, and demands on account of any injury, loss, or damage arising out of or connected with District's use of the Easement, if such injury, loss, or damage, or any portion thereof, is caused by, or claimed to be caused by, the act, omission, or other fault of the District or any officer, employee, agent, or contractor of the District, or any other person for whom the District is responsible. The District shall notify Grantors and provide a copy of any and all written claims or demands within two

business days of receipt. The District’s indemnification obligation shall not be construed to extend to any injury, loss, or damage caused by the negligent act or omission of the Grantors.

Written notices shall be directed as follows and shall be deemed received when hand-delivered or emailed to the then-current email address for the addressee, or three days after being sent by certified mail, return receipt requested:

If to Grantors:

City of Fort Collins
Attn: City Manager
City Hall West
300 LaPorte Avenue
Fort Collins, CO 80521

With a copy to:

City Attorney
City of Fort Collins
City Hall West
300 LaPorte Avenue
Fort Collins, CO 80521

City of Loveland
Attn: City Manager
500 E. Third Street
Loveland, CO 80537

With a copy to:

City Attorney
City of Loveland
500 E. Third Street
Loveland, CO 80537

If to District:

District Engineer
Fort Collins-Loveland Water District
5150 Snead Drive
Fort Collins, CO 80525

It is mutually agreed between the parties hereto that:

- A. Except to the extent that such rights may be inconsistent with or interfere with the rights and privileges herein granted to the District, the Grantors shall retain the right to use and enjoy the Easement.
- B. The benefit and burdens of this Agreement shall inure to and be binding upon the respective heirs, personal representatives, successors, or assigns of the parties hereto.
- C. Whenever used herein, the singular shall include the plural and the plural the singular and the use of any gender shall apply to all genders.
- D. This Easement is and shall be subordinate to the provision of existing and future agreements between the Grantors and the United States relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the obtaining or expenditure of federal funds for the benefit of the Airport. Airport staff shall give the District adequate written notice of any future agreements that may impair any grant contained in this Agreement.
- E. This Agreement contains the entire agreement of the parties relating to the subject matter hereof and, except as provided herein, may not be modified or amended except by written agreement of the parties. In the event a court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Easement. This Agreement shall be governed by the laws of the State of Colorado, and venue shall be in the County of Larimer, State of Colorado.

Item 12.

F. This Agreement may be executed in separate counterparts, and the counterparts taken together shall constitute the whole of this Agreement. Facsimile, scanned and other electronic signatures permitted by law, for purposes of this Agreement, shall be deemed as original signatures.

G. The District shall at its sole expense record this Agreement in the real property records of the Clerk and Recorder of Larimer County, Colorado.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

GRANTOR:
City of Fort Collins, Colorado
A municipal corporation

By: _____

Date: _____

Print Name: _____

Title: _____

ATTEST:

Name: _____ Date: _____

Title: _____

APPROVE AS TO FORM:

Assistant City Attorney

GRANTOR:
City of Loveland, Colorado
A municipal corporation

By: _____

Date: _____

Print Name: _____

Title: _____

ATTEST:

City Clerk Date

APPROVE AS TO FORM:

Acting Deputy City Attorney

GRANTEE:

SOUTH FORT COLLINS SANITATION DISTRICT,
a Political Subdivision of the State of Colorado

By: _____
District Engineer

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by
_____.

Witness my hand and official seal.

My Commission Expires:

Notary Public

EXHIBIT A

PARCEL DESCRIPTION

A parcel of land, being part Larimer County Parcel No. 8633006902, situate in the Southeast Quarter (SE1/4) of Section Twenty-eight (28), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado and being more particularly described as follows:

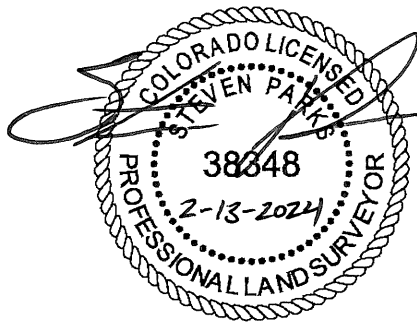
COMMENCING at the Center Quarter corner of said Section 28 and assuming the North line of said Se1/4 as bearing South 87°33'44" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2635.84 feet, monumented by a 2" iron pipe with 2 1/2" aluminum cap stamped LS 12936 at the Center Quarter corner and a #6 rebar with 3.25" aluminum cap stamped LS 38209 1.0' Witness Corner at the East Quarter corner and with all other bearings contained herein relative thereto;

THENCE South 27°24'36" East a distance of 2445.65 feet to the POINT OF BEGINNING;
THENCE South 54°43'29" East a distance of 30.00 feet;
THENCE South 35°16'31" West a distance of 359.06 feet;
THENCE North 54°43'29" West a distance of 30.00 feet;
THENCE North 35°16'31" East a distance of 359.06 feet to the POINT OF BEGINNING.

Said described parcel of land contains 10,722 Square Feet or 0.247 Acres, more or less (±).

SURVEYORS STATEMENT

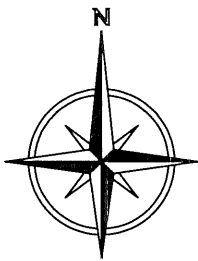
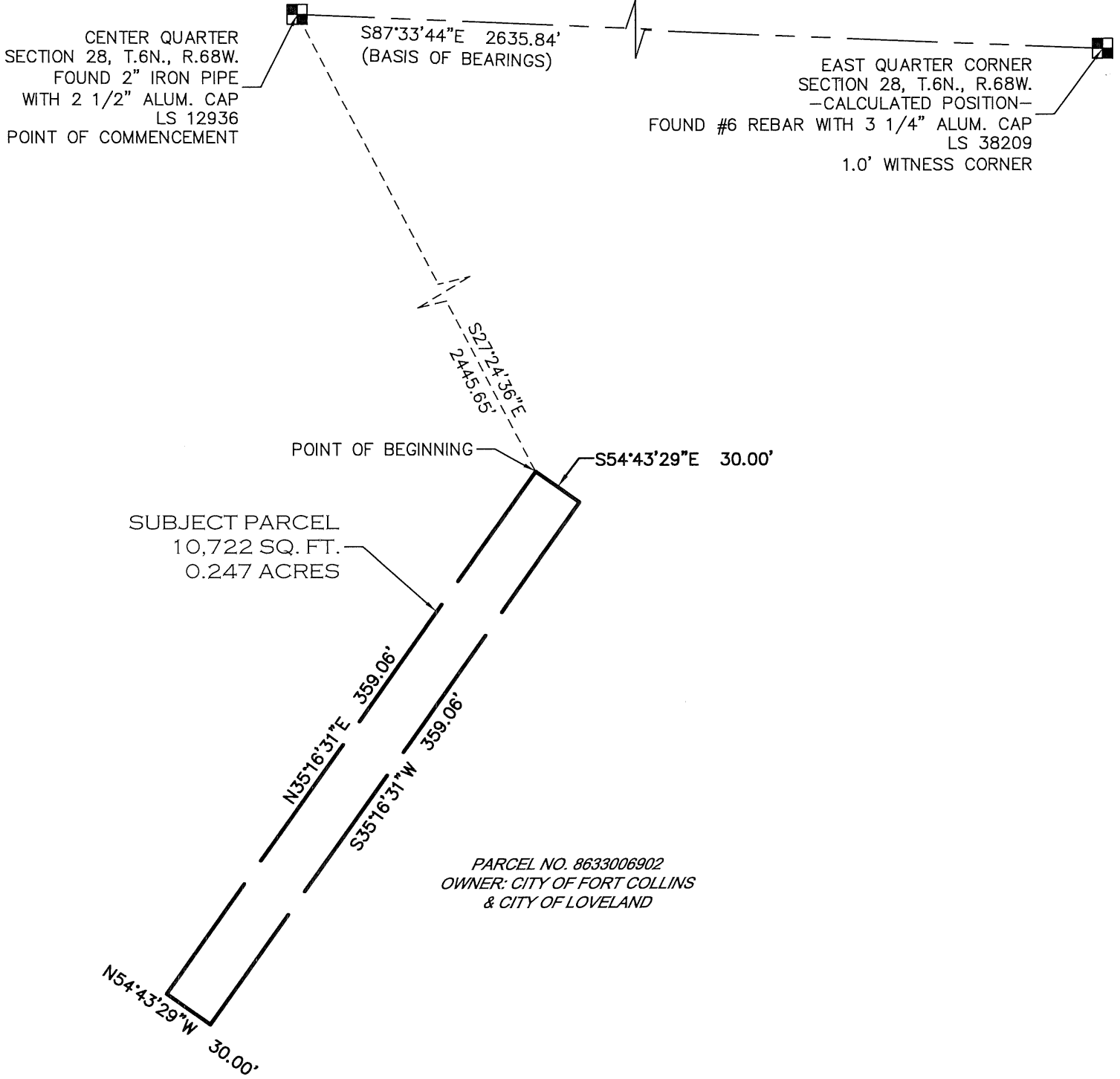
I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

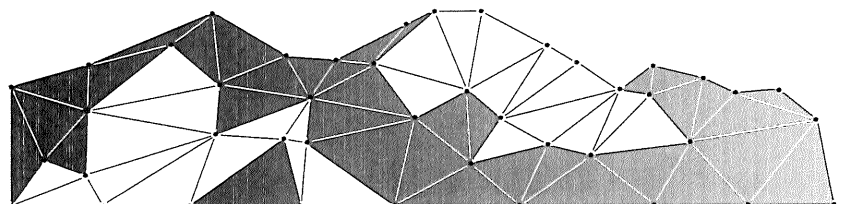
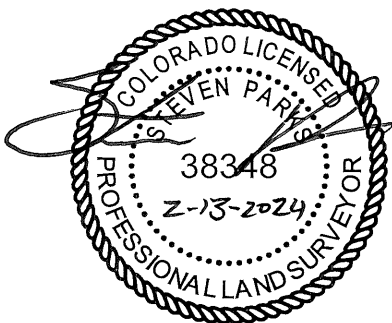


EXHIBIT B



Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

Notice: 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. (CRS 13-80-105)



MAJESTIC SURVEYING

AGENDA ITEM SUMMARY

City Council



STAFF

Jared Heath, Senior Specialist, Sciences
Richard Thorp, Lead Specialist, Sciences
Leslie Hill, Director, Sciences
Jill Oropeza, Senior Director, Integrated Sciences and Planning

SUBJECT

Resolution 2024-066 Authorizing the City Manager to Enter into an Agreement with Various Entities Regarding the Poudre Water Supply Infrastructure Wildfire Ready Action Plan.

EXECUTIVE SUMMARY

The purpose of this item is to request approval for Fort Collins Utilities (“Utilities”) to enter into an agreement with the City of Greeley and Water Supply and Storage Company (collectively “Project Partners”) to jointly develop a Wildfire Ready Action Plan (“WRAP”). The Cache la Poudre (“Poudre”) River watershed is a shared resource for municipal, agricultural, and recreational water users, with critical and separately owned water supply infrastructure located near Cameron pass. Staff from Utilities’ Watershed Program and Project Partners aim to address the vulnerability of this infrastructure and water supplies to post-wildfire impacts by developing a collaborative WRAP. The proposed agreement regarding the Poudre Water Supply Infrastructure WRAP outlines the terms for this collaboration. The Water Commission has formally recommended that Council authorize the City Manager to sign the agreement.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

Bottom line: Resolution for WRAP Agreement

Utilities’ Watershed Program staff are seeking adoption of the Resolution to authorize the City entering into an intergovernmental agreement to develop a collaborative WRAP with other regional water providers. Utilities’ source water supplies provide high quality raw water for drinking water treatment and include the Poudre River and Horsetooth Reservoir. The WRAP aims to join regional water providers in protecting water supplies and water supply infrastructure in the upper Poudre River watershed and adjacent upper Michigan River watershed from the threat of wildfire.

Mission of Utilities’ Watershed Program

The mission of the Utilities’ Watershed Program is to monitor and protect Utilities’ source water supplies and the health of the Poudre River watershed. In 2016, Watershed Program staff developed a Source

water Protection Plan for the City's two major drinking water supplies. This plan has directed the City's source water quality monitoring and protection priorities over the last eight years. Wildfire was identified as the highest-ranking threat to Utilities' water supplies. The WRAP will address this risk by outlining specific projects and actions to protect the City's water supplies and infrastructure from post-fire impacts both before and after a wildfire occurs.

Collaborative Development of the Poudre Water Supply Infrastructure WRAP

A network of critical water supply infrastructure is located near Cameron Pass that Utilities, the City of Greeley, and Water Supply and Storage Company (Project Partners) use to manage their water supplies. This shared water supply and separately owned infrastructure is used to support both municipal and agricultural water users and improve flows in the upper Poudre River. Protecting the physical infrastructure and the water stored and conveyed by these structures is a high priority for Project Partners. Therefore, the Project Partners are seeking to develop a collaborative WRAP to address the susceptibility of this water supply and infrastructure to the threat of wildfire. The project will include the following:

- the development of a shared vision and establishment of goals and objectives for the WRAP;
- a comprehensive analysis of post-wildfire hazards and an evaluation of the water supply and infrastructure's susceptibility to post-wildfire hazards;
- the creation of a WRAP that will outline wildfire mitigation actions that can be implemented before and after a wildfire occurs; and
- stakeholder collaboration, communication, outreach, and engagement throughout the project to establish support and partnerships for future implementation of the WRAP.

Funding and Project Implementation

The project budget has been set at \$200,000. The Project Partners were awarded \$171,875 from the Colorado Water Conservation Board's Wildfire Ready Watershed Grant Program. The remaining \$28,125 will come from the Project Partners as a cash match in the amount of \$9,063 from both Utilities and the City of Greeley and \$10,000 from Water Supply and Storage Company. Utilities intend to use existing Watershed Protection funding to support this project and will also provide in-kind match funding through staff time to manage the project. The project budget will be used to hire a consultant to conduct the analyses and susceptibility evaluation and facilitate the development of the WRAP. The project is expected to begin in Q1 of 2025.

CITY FINANCIAL IMPACTS

There are no cost impacts associated with the proposed Resolution.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Water Commission Regular Meeting, March 21, 2024

Commissioner Bruxvoort moved that the Water Commission recommend Council formally approve the Utilities' Watershed Program entering into the agreement regarding the Poudre Water Supply Infrastructure Wildfire Ready Action Plan.

The Commission proposed to amend the motion to include:

Additionally, the Commission acknowledges that the subject lands are owned by the United States Forest Service (USFS) and that the USFS is already engaged in wildfire planning and funding activities. It is the Commissions' opinion that the City should engage USFS as soon as practical.

Commissioner Tarry seconded the amended motion. The vote on the motion passed unanimously, 8-0.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution

RESOLUTION 2024-066
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
AGREEMENT WITH VARIOUS ENTITIES REGARDING
THE POUFRE WATER SUPPLY INFRASTRUCTURE
WILDFIRE READY ACTION PLAN

A. The City owns and operates a water utility that provides water service to customers within its water service area. The Cache la Poudre River provides a key source of water for the City and its water utility. Water in the Cache la Poudre River originates in various watersheds, including several watersheds near Cameron Pass, namely the Joe Wright Creek Watershed, Peterson Lake Watershed, and Upper Michigan River Watershed (collectively, "Watersheds").

B. The Cache la Poudre River and these Watersheds also provide key sources of water for the City of Greeley ("Greeley") and the Water Supply and Storage Company ("WSSC").

C. Water supplies and infrastructure in the Watersheds face various challenges, including risks associated with wildfires. Protecting water supplies and infrastructure within the Watersheds is a high priority for the City, Greeley, and WSSC to, among other things, ensure all current and future water demands are met, and to continue providing their communities, customers, and shareholders with reliable, safe, and high-quality water.

D. The State of Colorado, through the Colorado Water Conservation Board ("CWCB"), has a program to assist in the development of wildfire ready watershed action plans, including via grant funding. Such plans are generally intended to help stakeholders develop actionable plans to address the impacts from wildfires through actions that may be taken both before and after wildfires.

G. The City, Greeley, and WSSC desire to develop a wildfire ready watershed action plan for the Watersheds ("Plan"). Accordingly, they have negotiated a proposed agreement, attached as Exhibit "A" ("Agreement"), the purpose of which is to coordinate their joint efforts related to developing the Plan, including funding a consultant to assist with the development of the Plan.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the City Manager is hereby authorized to execute an Agreement substantially in the form of Exhibit "A", with such additional terms and conditions as the City Manager, in consultation with the City Attorney, determines to be necessary and appropriate to protect the interests of the City or effectuate the purposes of this Resolution.

Passed and adopted on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 7, 2024
Approving Attorney: Eric Potyondy

AGREEMENT REGARDING A WILDFIRE READY WATERSHED ACTION PLAN FOR THE JOE WRIGHT CREEK, PETERSON LAKE, AND UPPER MICHIGAN RIVER WATERSHEDS

This Agreement (“Agreement”) is entered into by and between the following Parties:

- City of Fort Collins, a municipal corporation (“Fort Collins”);
- City of Greeley, a municipal corporation (“Greeley”); and
- Water Supply and Storage Company, a Colorado mutual ditch and reservoir company (“WSSC”).

RECITALS

A. The Joe Wright Creek Watershed comprises the lands drained by Joe Wright Creek and its tributaries. The Joe Wright Creek Watershed has Fort Collins’ Joe Wright Reservoir, Greeley’s Barnes Meadows Reservoir, and WSSC’s Chambers Lake Reservoir.

B. The Peterson Lake Watershed is located just southeast of the Joe Wright Creek Watershed and comprises the lands drained by a small, unnamed tributary to the Cache la Poudre River that flows through Peterson Lake Reservoir. The Peterson Lake Watershed includes Greeley’s Peterson Lake Reservoir.

C. The Upper Michigan River Watershed comprises the lands drained by the Michigan River and its tributaries above Gould. At Cameron Pass, water from the Michigan River and its tributaries is delivered into the Joe Wright Creek Watershed via Fort Collins’ Michigan Ditch and WSSC’s Cameron Pass Ditch.

D. The Joe Wright Creek, Peterson Lake, and Upper Michigan River Watersheds (together, “Watersheds”) are and have historically been a source of raw water for Fort Collins, Greeley, and WSSC. By way of example, water from the Watersheds flows down the Cache a Poudre River to the Parties’ other various points of diversion.

E. Water supplies and infrastructure in the Watersheds face various challenges, including¹ risks associated with wildfires. Protecting water supplies and infrastructure within the Watersheds is a high priority for the Parties to, among other things, ensure all current and future water demands are met, and to continue providing their communities, customers, and shareholders with reliable, safe, and high-quality water.

F. The State of Colorado, through the Colorado Water Conservation Board (“CWCB”), has a program to assist in the development of wildfire ready watershed action plans, including via grant funding. Such plans are generally intended to help stakeholders develop actionable plans to address the impacts from wildfires through actions that may be taken both before and after wildfires.

¹ In this Agreement, “include” signifies a list that is not necessarily exhaustive. *E.g., Lyman v. Town of Bow Mar*, 188 Colo. 216, 222, 533 P.2d 1129, 1133 (1975).

EXHIBIT A TO RESOLUTION 2024-066

G. The Parties desire to develop a wildfire ready watershed action plan for the Watersheds (“Plan”), pursuant to the terms and conditions of this Agreement. Nothing in this Agreement shall be interpreted to impose any obligation on the Parties to implement any portions of the Plan to be developed hereunder.

H. The purpose of this Agreement is to coordinate the Parties’ joint efforts related to developing the Plan, including funding a consultant to assist with the development of the Plan.

I. As governmental entities, Fort Collins and Greeley are authorized to enter into the following intergovernmental agreement pursuant to their respective home rule charters, municipal codes, and C.R.S. §29-1-203.

AGREEMENT

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated as if fully restated in their entirety.

2. **Meetings and Schedule.**

2.1. **Meetings.** The Parties will meet at least quarterly at an agreed upon time and place. Each Party will designate at least one representative who will attend the meetings, either in person or by teleconference when available. Should the representative(s) be changed, a Party shall provide fourteen (14) calendar days written notice of the change to the other Parties. Party representatives will, when possible, be staff members and not members of the governing body of a Party. Persons associated with the Parties other than the representative may attend the meetings upon invitation by the appropriate Party. If a Party desires to not participate in a meeting and has no objection to the other Parties meeting under this Agreement, the non-attending Party may do so by notifying the other Parties of the same.

2.2. **Schedule.** The Parties currently intend to follow the schedule set forth in the Scope of Work, attached as Exhibit A. The Parties may modify the schedule of tasks as appropriate to effectuate the purposes of this Agreement.

2.3. **Consensus Decision-Making.** The Parties shall operate by consensus in making decisions for the purposes of this Agreement. To this end, the Parties shall make a good faith effort to reach consensus, propose alternative solutions, and otherwise work to resolve any issues that prevent consensus.

3. **Funding.** The Parties intend to budget \$200,000 for the retention of a consultant to assist with the development of the Plan.

3.1. **CWCB Grant.** Fort Collins will seek a grant from the CWCB for \$171,875 of the budgeted amount, which would be held by Fort Collins for the purposes of this Agreement. If such a grant is not acquired on or before December 30, 2024, any Party may terminate this Agreement and Fort Collins will return Greeley’s and WSSC’s monetary contributions

EXHIBIT A TO RESOLUTION 2024-066

identified in Paragraph 3.2.2. The Parties may, in writing, extend the deadline included in this subparagraph.

3.2. **Matching Contributions.** The CWCB grant will require a match of 25% of the project cost from the Parties. The Parties will provide this match with monetary (12.5%) and in-kind (12.5%) contributions as stated below.

3.2.1. **Monetary Contributions.** On or before February 1st, 2025, Greeley and WSSC will contribute the following dollar amounts to Fort Collins for the purposes of Paragraph 3.2: Greeley, \$9,062.50; and WSSC, \$10,000. Fort Collins will contribute \$9,062.50 for purposes of Paragraph 3.2.

3.2.2. **In-Kind Contributions.** Fort Collins will provide in-kind contributions towards the CWCB grant of a total value of \$28,125 for purposes of Paragraph 3.2. Fort Collins will track and account the in-kind contributions.

4. **Fort Collins' Role.**

4.1. **Funds.** Fort Collins will hold the budgeted funds described in Paragraph 3 for purposes of this Agreement. If there are any unused funds, they will be returned to the Parties in amounts proportionate to their contributions (Fort Collins 30%, Greeley 30%, WSSC 40%).

4.2. **Consultant.** Fort Collins will retain the consultant to assist with the development of the Plan. The Parties will jointly select which consultant will be retained and managed the same, pursuant to Paragraph 2.3. The Parties acknowledge that Fort Collins will contract with and have sole responsibility for directing the selected consultant, consistent with the determination of the Parties pursuant to Paragraph 2.3 and the objectives of this Agreement.

4.3. **Sharing Consultant Work Product.** Fort Collins will provide to the other Parties copies of all reports, data, drawings, computer programs, or other reproducible, tangible things developed by the consultant in connection with this Agreement ("Consultant Work Product"). Each Party will be entitled to review and provide feedback on the Consultant Work Product, which Fort Collins will communicate to the consultant. Fort Collins will obtain the consultant's agreement for each Party to use Consultant Work Product for purposes connected to this Agreement.

5. **Term, Withdrawal, and Termination.**

5.1. **Term and Termination.** This Agreement will be in effect on the last date it is signed by the Parties until:

- (1) December 30, 2026;
- (2) Fort Collins withdraws;
- (3) all but one of the Parties withdraws;
- (4) the Parties otherwise agree in writing to terminate this Agreement; or

EXHIBIT A TO RESOLUTION 2024-066

(5) The Plan is completed.

5.2. **Withdrawal.** Any Party may withdraw from this Agreement by providing written notice to the other Parties. Any Party may also withdraw from this Agreement for failure to appropriate funds pursuant to Paragraph 7. Withdrawal from this Agreement shall not: entitle the withdrawing Party to reimbursement for previously contributed funds; or relieve the withdrawing Party from any obligations resulting from the Party's previous participation, including responsibilities for costs, and shall not waive the withdrawing Party's right to the receipt of documents resulting from the Party's previous participation.

6. **Claimed Confidential Information.**

6.1. **CORA.** The Parties acknowledge that the majority of documents and communications created under this Agreement will be subject to the Colorado Open Records Act, C.R.S. §§24-72-101 *et seq.* ("CORA").

6.2. **Confidential Information Procedures.** If a Party ("Providing Party") desires to provide documents or information to the other Parties ("Receiving Parties") that the Providing Party claims to be confidential ("Confidential Information"), the Providing Party may invoke the terms and conditions of this Paragraph 6.2.

6.2.1. If the Providing Party intends to claim that certain information is confidential under this Paragraph 6.2 and desires to have the Receiving Parties take certain precautions under this Agreement with such claimed Confidential Information, then within three calendar days of when the Providing Party provides the claimed Confidential Information to the Receiving Parties, the Providing Party shall provide written notice to the Receiving Parties containing the following:

- (i) an identification of each piece of information that is claimed to be Confidential Information;
- (ii) for each piece of such information, an identification of the documents, files, or other forms of communication provided to the Receiving Parties in which the claimed Confidential Information is located; and
- (iii) for each piece of such information, a brief statement identifying the basis for which the Providing Party may claim the information to be confidential.

6.2.2. With respect to the claimed Confidential Information identified pursuant to Paragraph 6.2.1, the Receiving Parties hereby agree:

- (i) to hold the claimed Confidential Information in confidence and to take all reasonable precautions to protect such Confidential Information from inadvertent or accidental disclosure; and
- (ii) to not disclose any such claimed Confidential Information to any third person, except pursuant to Paragraph 0.

EXHIBIT A TO RESOLUTION 2024-066

In the normal course of business, the Receiving Parties may also dispose of any documents containing claimed Confidential Information.

6.2.3. The obligations of the Receiving Parties with respect to claimed Confidential Information under this Paragraph 6.2 shall not apply to:

- (i) claimed Confidential Information that remains in the possession of a Receiving Party six months after the termination of this Agreement pursuant to Paragraph 5.1;
- (ii) claimed Confidential Information that the Receiving Party can document:
 - (A) is or has become (through no improper action or inaction by the Receiving Party or any affiliate, agent, consultant or employee) generally available to the public;
 - (B) was in its possession prior to receipt from the Providing Party under Paragraph 6.2.1, except to the extent that such information was unlawfully appropriated by the Receiving Party;
 - (C) was independently developed by the Receiving Party without use of any claimed Confidential Information of the Providing Party under Paragraph 6.2.1; or
 - (D) was disclosed pursuant to the requirements of law, subject to Paragraph 0.

6.2.4. Nothing herein shall affect the obligations of a Receiving Party to either make disclosures or preserve the confidentiality of claimed Confidential Information to the extent required by law or court order, including, but not limited to, requirements under the Colorado Open Records Act, CRS §24-72-201 *et seq.*, and other Colorado and federal statutes, court rules, and administrative rules and regulations. If a Receiving Party receives a request under law for the Providing Party's claimed Confidential Information, or if a Receiving Party would otherwise be required to disclose the Providing Party's claimed Confidential Information pursuant to law, the Receiving Party shall notify the Providing Party as soon as practicable of the request or pending disclosure, and in such event, upon the request of the Receiving Party, the Providing Party may take such timely action as may be required to obtain a declaratory judgment as to the confidential status of the Confidential Information, and, if the Providing Party elects not to do so, then the Receiving Party's obligation to preserve that Confidential Information shall have been waived hereunder, except as otherwise provided by law.

6.2.5. The Providing Party shall have the right to require the return and destruction of claimed Confidential Information in the possession of a Receiving Party as set forth in this paragraph. Such right shall exist from the effective date of this Agreement through six months after the date of termination of this Agreement pursuant to Paragraph 5.1. If claimed Confidential Information has been copied or transcribed into another document, such documents will be destroyed, erased, or modified to remove the claimed Confidential Information.

EXHIBIT A TO RESOLUTION 2024-066

7. **Fiscal Contingency.** Notwithstanding any other provisions of this Agreement to the contrary, the obligations of Fort Collins and Greeley in fiscal years after the initial fiscal year of this Agreement shall be subject to appropriation of funds sufficient and intended therefor, with the Party having the sole discretion to determine whether the subject funds are sufficient and intended for use under this Agreement. The failure of a Party to appropriate such funds shall be grounds for termination of this Agreement as to such Party upon written notice pursuant to Paragraph 1111.

8. **No Third-Party Beneficiaries.** This Agreement is entered into between the Parties for the purposes set forth herein. It is the intent of the Parties that they are the only beneficiaries of this Agreement and that the Parties are benefitted only to the extent provided under the express terms and conditions of this Agreement.

9. **Governing Law and Enforceability.** This Agreement shall be construed in accordance with the laws of the State of Colorado. The Parties recognize that the constitutions, statutes, and rules and regulations of the State of Colorado and of the United States, as well as the Parties' respective bylaws, city charters and codes, and rules and regulations, impose certain legal constraints on each Party and that the Parties intend to carry out the terms and conditions of this Agreement subject to those constraints. Whenever possible, each provision of this Agreement shall be interpreted in such a manner so as to be effective and valid under applicable law.

10. **Waiver.** A waiver of a breach of any of the provisions of this Agreement shall not constitute a waiver of any subsequent breach of the same or another provision of this Agreement. Nothing in this Agreement shall be construed as any waiver of governmental immunity of the Parties who are governments or any other governmental provisions of State law. Specifically, by entering into this Agreement, no Party waives the monetary limitations on liability or any other rights, immunities, or protections provided by the Colorado Government Immunity Act, C.R.S. § 24-10-101, *et seq.*, or any successor or similar statutes of the State of Colorado.

11. **Notices.** All notices or other communications hereunder shall be sufficiently given and shall be deemed given (i) when personally delivered; (ii) on the date and at the time of delivery or refusal of acceptance of delivery if delivered or attempted to be delivered by an overnight courier service to the party to whom notice is given at the address specified below; (iii) on the date and at the time shown on the electronic mail if sent by electronic transmission at the email addresses set forth below and receipt of such electronic mail is acknowledged by the intended recipient thereof; or (iv) after the lapse of five business days following mailing by certified mail-return receipt requested, postage prepaid, addressed as follows:

To Fort Collins: City Manager
City Hall West
300 LaPorte Avenue; P.O. Box 580
Fort Collins, Colorado 80522-0580

With copy to: Fort Collins City Attorney
300 LaPorte Avenue; P.O. Box 580
Fort Collins, Colorado 80522-0580

EXHIBIT A TO RESOLUTION 2024-066

epotyondy@fcgov.com

and: Fort Collins Utilities
Attn: Sr. Director of Water Planning and Sciences
4316 LaPorte Ave.
Fort Collins, Colorado 80521

To Greeley: City of Greeley
Attn: Director of Water & Sewer
1001 11th Ave, 2nd Floor,
Greeley, Colorado 80631

With a copy to:
City Attorney
1100 10th Street, Suite 401
Greeley, Colorado 80631
daniel.biwer@greeleygov.com

To WSSC: 2319 E Mulberry Street (P.O. Box 2017)
Fort Collins, CO 80524 (80524)

- 12. **Construction.** This Agreement shall be construed according to its fair meaning as it was prepared by the Parties. Headings in this Agreement are for convenience and reference only and shall in no way define, limit, or prescribe the scope or intent of any provision of this Agreement.
- 13. **Representations.** Each Party represents to the other parties that it has the power and authority to enter into this Agreement and the individual signing below on behalf of that Party has the authority to execute this Agreement on its behalf and legally bind that Party.
- 14. **Assignment.** No Party may assign any rights or delegate any duties under this Agreement without the written consent of all other Parties.
- 15. **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, invalid, unenforceable or impossible of performance, the remainder of this Agreement shall remain in full force and effect.

[Remainder of Page Left Blank Intentionally]

CITY OF FORT COLLINS, a municipal corporation

By: _____
Kelly DiMartino, City Manager

Date: _____

ATTEST:

By: _____
Title: _____
Name: _____

APPROVED AS TO FORM:

By: _____
City Attorney's Office

CITY OF GREELEY, a municipal corporation

APPROVED AS TO SUBSTANCE:

By: _____ Date: _____
City Manager

AVAILABILITY OF FUNDS:

By: _____ Date: _____
Director of Finance

APPROVED AS TO LEGAL FORM

By: _____ Date: _____
City Attorney's Office

WATER SUPPLY AND STORAGE COMPANY, a Colorado mutual ditch and reservoir company

By: _____
Don Frick, General Manager

Date: _____

AGENDA ITEM SUMMARY

City Council



STAFF

Clay Frickey, Planning Manager
Ryan Mounce, City Planner

SUBJECT

Resolution 2024-067 Adopting Findings of Fact in Support of the City Council’s Decision on Appeal to Uphold the Planning and Zoning Commission Approval of the Union Park Project Development Plan PDP230005.

EXECUTIVE SUMMARY

The purpose of this item is to make findings of fact and conclusions regarding Council’s decision at the April 16, 2024, Union Park Project Development Plan appeal hearing that the Planning and Zoning Commission held a fair hearing and properly interpreted the Land Use Code and Larimer County Urban Area Street Standards and upholding the Planning and Zoning Commissions’ approval of the Union Park Project Development Plan.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

On February 15, 2024, the Planning and Zoning Commission considered an application for the Union Park Project Development Plan #PDP230005. The Commission approved the application which proposed to meet Land Use Code connectivity standards by constructing a street to the project’s northern boundary that will be capable of connecting to Paddington Road in The English Ranch neighborhood in the future when adjacent property develops. On February 29, 2024, a Notice of Appeal was filed, with the following allegations:

1. The Planning and Zoning Commission failed to conduct a fair hearing by considering evidence relevant to its findings which was substantially false or grossly misleading.
2. The Planning and Zoning Commission failed to properly interpret and apply Land Use Code Division 1.2.2(M) and Section 3.6.4(A), as well as Larimer County Urban Area Street Standards Table 7-1 and Section 4.4.2.

On April 16, 2024, Council considered the appeal allegations, the record on appeal, information presented at the hearing, and testimony from parties-in-interest and their representatives. After discussing the appeal allegations, Council voted to deny the appeal, finding the Planning and Zoning Commission conducted a fair hearing and properly interpreted and applied applicable section of the Land Use Code and Larimer County Urban Area Street Standards.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution for Consideration

RESOLUTION 2024-067
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING FINDINGS OF FACT IN SUPPORT OF THE CITY
COUNCIL'S DECISION ON APPEAL TO UPHOLD THE
PLANNING AND ZONING COMMISSION APPROVAL OF THE
UNION PARK PROJECT DEVELOPMENT PLAN PDP230005

A. On February 15, 2024, the Planning and Zoning Commission (“P&Z”) approved the Union Park Project Development Plan PDP230005.

B. On February 29, 2024, Jeff Janelle (the “Appellant”) filed a notice of appeal (“Appeal”) with the City alleging that:

- (a) P&Z failed to conduct a fair hearing because it considered evidence relevant to its findings that was substantially false or grossly misleading; and
- (b) P&Z failed to properly interpret and apply Land Use Code Sections 1.2.2(M) and 3.6.4(A), and Larimer County Urban Area Street Standards Table 7-1 and Section 4.4.2(A).

C. On April 16, 2024, the City Council, after notice given in accordance with City Code Section 2-52, held a public hearing (“Hearing”) pursuant to City Code Section 2-54 to consider the allegations raised in the Appeal.

D. At the hearing the Appellant and parties-in-interest in support of the appeal appeared and addressed Council in favor of the appeal. Additionally, the applicant for the Union Park Project Development Plan and parties-in-interest opposed to the appeal addressed Council in opposition to the appeal.

E. In making its determination regarding the Appeal allegations at the Hearing, the City Council considered the record on appeal; testimony from City staff; statements and arguments by the Appellant and parties-in-interest in support of the appeal; and statements and arguments made by the applicant for the Union Park Project Development Plan and parties-in-interest in opposition to the appeal.

F. City Council determined that P&Z conducted a fair hearing when it approved the Union Park Project Development Plan finding that the Appellant was appealing an issue that should have been appealed at the overall development plan level which preceded the Union Park Project Development Plan. Therefore, the fair hearing issue was untimely and not relevant to the Union Park Project Development Plan decision, and Council dismissed the Appeal fair hearing allegation.

G. City Council determined that P&Z properly interpreted and applied the Land Use Code when it approved the Union Park Project Development Plan finding that the Appellant was appealing an issue that should have been appealed at the overall development plan stage which preceded the Union Park Project Development Plan.

Therefore, the failure to interpret and apply issue was untimely and not relevant to the Union Park Project Development Plan decision, and Council dismissed the Appeal failure to properly interpret and apply allegations.

H. City Code Section 2-56(c) provides that no later than the date of its next regular meeting after the hearing of an appeal, City Council shall adopt by resolution findings of fact in support of its decision on such appeal.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The allegation set forth in the Appeal that P&Z failed to conduct a fair hearing is dismissed because the allegation should have been appealed at the overall development plan stage which preceded the Union Park Project Development Plan. Therefore, the allegation was untimely, not relevant to the Union Park Project Development Plan, and without merit. Furthermore, City Council finds that P&Z did conduct a fair hearing for the Union Park Project Development Plan.

Section 2. The allegations set forth in the Appeal that P&Z failed to properly interpret and apply the Land Use Code and Larimer County Urban Area Street Standards are dismissed because the allegations should have been appealed at the overall development plan stage which preceded the Union Park Project Development Plan. Furthermore, City Council finds that P&Z did properly interpret and apply the Land Use Code regarding the Union Park Project Development Plan.

Section 3. That adoption of this Resolution shall constitute the final action of the City Council in accordance with City Code Section 2-56(c).

Passed and adopted on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 7, 2024
Approving Attorney: Brad Yatabe

AGENDA ITEM SUMMARY

City Council



STAFF

Davina Lau, Public Engagement Specialist

SUBJECT

Resolution 2024-068 Making an Appointment to the Planning and Zoning Commission.

EXECUTIVE SUMMARY

The purpose of this item is to fill a vacancy on the Planning and Zoning Commission.

In March 2024, Planning and Zoning Commission member Samantha Stegner resigned.

Pursuant to Council policy, the recommended appointee, Shirley Peel, has completed or will complete the required acknowledgement and acceptance of the Code of Conduct and the applicable laws and policies that govern service on City boards and commissions.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

In 2023, the Council adopted a Code of Conduct and updated Boards and Commissions Policy, along with other policies and procedures that apply to service on City boards and commissions. Each board and commission appointee is required to acknowledge and accept these requirements in order to take appointed office.

This Resolution appoints one individual to fill a vacancy left by a previous commission member. The appointment will begin and expire as noted next to the recommended name shown below and in the individual resolution.

Planning and Zoning Commission

Appointments	Term Effective Date	Expiration of Term
Shirley Peel (Seat D)	May 8, 2024	March 31, 2028

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

Public outreach to seek applicants for boards and commissions included a spotlight and press release on the City website, media releases for earned coverage in local media sources, and social media promotion of opportunities.

ATTACHMENTS

1. Resolution for Consideration
2. Appointment Application (Redacted)

RESOLUTION 2024-068
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING AN APPOINTMENT TO THE PLANNING
AND ZONING COMMISSION

A. The Planning and Zoning Commission has a vacancy due to the resignation of Samantha Stegner.

B. Councilmembers interviewed a candidate for this appointment on April 29, 2024.

C. The City Council desires to make an appointment to fill this vacancy on the Planning and Zoning Commission.

D. In 2023, the City Council adopted a Code of Conduct and updated Boards and Commissions Policy, along with other policies and procedures that apply to service on City boards and commissions. Each board and commission appointee is required to acknowledge and accept these requirements in order to take appointed office.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The following named person is hereby appointed to fill the open vacancy on the Planning and Zoning Commission with a term to begin and expire as noted below next to the appointee's name:

Planning and Zoning Commission

Appointments	Term Effective Date	Expiration of Term
Shirley Peel (Seat D)	May 8, 2024	March 31, 2028

Section 2. That no person appointed in this Resolution may take office until they have completed the required acknowledgement and acceptance of the Code of Conduct and the applicable laws and policies that govern service on City of Fort Collins boards and commissions.

Passed and adopted on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 7, 2024
Approving Attorney: Carrie Daggett

VOLUNTEER APPLICATION

Shirley Peel

4/10/2024 7:34 PM

Application: **PZC - Planning and Zoning Commission**

Applicant Information

Birthdate: [REDACTED] Gender: Female Education Level: Bachelors degree

Address: [REDACTED] Phone: [REDACTED] <<

Volunteer Groups Applied For

Planning & Zoning Commission

Job Description

I have read the job description

Questions

I acknowledge and understand it is recommended to apply for no more than (3) Board/Commission volunteer positions in any one recruitment cycle. YES

If applying for more than (1) board/commission please list all boards in order of preference (the most important board to you should be listed first). Please enter N/A if you have not applied to more than one board/commission. N/A

I acknowledge I am available when the Planning & Zoning Commission meets: Hearings are held on the third Thursday of Each Month at 6:00 p.m. and work sessions are held the Friday prior to 3rd Thursday Hearing at 12 p.m. YES

How many hours per month are you willing to put in (including research, work, and meeting time) as a commission member? As many as needed to fulfill the obligations of the position

Which Council District do you live in? Please refer to the map at: <https://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&layerTheme=Council%20Districts> 4

Current Occupation: Community Activist

Current Employer: None

Prior work experience (please include dates): San Felipe-Del Rio Consolidated School District, 1988-1991

Kindergarten Teacher

-Developed district gifted and talented guidelines

-District Curriculum Committee member

CBC Preschool, Comstock, TX 1991 - 1995

Director/Founder

State Certified

- State Certified
- Staff Coordination
- Curriculum Development
- Advertising and Recruitment
- Information and Data Management
- Yearly Budget Formulation and Implementation
- Homeschool Instructor for 4 children, 1997-2001
- Taught grades ranging from Pre-K to 8th grade
- Developed and implemented curriculum
- Complied with all local and state standards

- Founder Administrator Christian Core Academy 2007-2018
- Directed personnel, hiring and training 1 member staff
- Developed and implemented curriculum
- Responsible for maintaining and ordering curriculum
- Responsible for day-to-day operation of school
- Responsible for discipline and guidance of students
- Board Director
- Budget Development and. Implementation
- Assist with marketing
- Taught MS LA, Bible, History
- Fort Collins City Council Member District 4 2021-2023
 - Experience with community member interaction
 - Active participated in city budget development
 - Extensive experience with City plans, codes and processes
 - Extraordinary working relationship with city staff
- Board Member
 - Children's Day Out Ministry serving 1 0 children
 - Grace Bible Church College Station, TX

Volunteer experience (please include dates):



Chairperson
 -Children's Program
 serving 200 children week
 -Grace Bible Church
 College Station, TX
 Coordinator
 -Nursery serving 100
 children week
 -Mountain View
 Community Church Fort Collins, CO
 Board Member
 -Christian Core Academy
 -Fort Collins, Colorado

Volunteer
 PSD Schools
 Youth Sports
 Fort Collins City Council
 -Past Councilmember for
 District 4
 -Liason with Land Use Review
 Commision, Citi en Reveiw Board,
 Building Review
 Commission, Economic Advisory
 Board
 Economic Committee (Alternate)
 Legislative Review Committee
 National League of Cities
 Board Member Family and Youth
 Council

Have you applied for this commission before If yes, please explain. No

Are you currently serving on a City board or Commission If so, which one No

What is your level of familiarity with the City's adopted plans, policies and land use regulations
 Serving as Councilmember from District 4 for almost 3 years has given me a robust familiarity with the City's adopted plans, polices and land use regulations. I was on the Council that adopted the new, controversial LDC.

Please describe your understanding of how the City's adopted plans, policies and land use regulations impact the built environment.
 The City guides the development of the built environment through input of citi ens in the adopted plans and the LUC is the guiding principles behind all of the City's built environment.

Specify any activities which might create a serious conflict of interest if you are appointed:
 None at the moment

Have you ever been the sub ect of a code of conduct or ethics complaint If yes, please explain. No

Have you ever been found in violation of the code of conduct or ethics rule If yes, please explain. No

Are you willing to complete the required training if appointed YES

How did you learn of a vacancy on this board or commission City News (Utility Bill Insert)

AGENDA ITEM SUMMARY

City Council



STAFF

Noah Beals, Development Review Manager
Paul Sizemore, Director of CDNS
Caryn Champine, Director of PDT

SUBJECT

Second Reading of Ordinance No. 055, 2024, Repealing and Reenacting Section 29-1 of the Code of the City of Fort Collins to Adopt a Revised Land Use Code by Reference that Advances Adopted City Policy Goals and Incorporates Foundational Improvements and Separately Codify the 1997 Land Use Code as Transitional Land Use Regulations.

EXECUTIVE SUMMARY

This ordinance, adopted on First Reading on April 16, 2024, by a vote of 6-1 (Nays: Councilmember Gutowsky) considers adoption of changes to the City’s Land Use Code. The Land Use Code (LUC) Phase 1 Update implements policy direction in City Plan, the Housing Strategic Plan, and the Our Climate Future Plan. Regarding Ordinance No. 055, 2024, corrections to clean up inadvertent numbering in Article 4 are recommended, and a suggested motion to do so is on page 5.

Second Reading of Ordinance No. 055, 2024, is considered under discussion due to a split vote at First Reading. Second Readings of Ordinance Nos. 056 and 057, 2024, are being considered with the consent calendar.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

BACKGROUND / DISCUSSION

Following the submission and certification of a petition sufficient for referendum, Council reconsidered Ordinance No. 136, 2023, at the Regular Meeting on December 19, 2023. Council adopted Ordinance No. 175, 2023, Repealing Ordinance No. 136, 2023, by a vote of 3-2, *Repealing and Reenacting Section 29-1 of the Code of the City of Fort Collins to Adopt the Land Development Code and Separately Codifying the 1997 Land Use Code As “Transitional Land Use Regulations.”* Council directed staff to explore next steps to allow for additional community engagement and refinement of housing-related Land Use Code (LUC) changes.

Project Overview

The LUC Phase 1 project began in summer 2021. From July 2021-October 2022, staff led a process to explore changes to the Land Use Code. This process included:

- Community engagement
 - Policy analysis and synthesis
 - Development of guiding principles
 - Diagnostic report of the existing Land Use Code
 - Code drafting
 - Public review of the draft the Land Development Code

Council adopted Ordinance No. 114, 2022, adopting the Land Development Code. In November and December 2022, a group of voters gathered enough signatures through the City's referendum process to require that Council reconsider the Ordinance. On January 17, 2023, Council repealed Ordinance No. 114, 2022, and directed staff to conduct additional community engagement and further refine housing-related Land Use Code changes.

Foundational Land Use Code Changes

As mentioned above, some aspects of the existing 1997 Land Use Code make it difficult to use and understand, especially without graphic representations of form-based requirements and illogical organization of the Code sections. The changes outlined below attempt to correct some of the deficiencies in the existing Land Use Code, especially those related to organization, ease of use, clarification of terms and requirements, and expanded incentives for affordable housing. Changes staff recommends including within a new draft of the LUC include:

- Reorganize content so the most used information is first in the Code
- Reformat zone districts with consistent graphics, tables, and illustrations
- Create a menu of building types and form standards to guide compatibility
- Update use standards, rules of measurement, and definitions to align with new building types and standards
- Expand and re-calibrate incentives for affordable housing
- Regulate density through form standards and building types instead of dwelling units per acre

Additional Context for Affordable Housing Incentives: Throughout the engagement process on housing-related Code changes, community members have highlighted affordable housing as an important priority for updates to the Land Use Code. Accordingly, foundational Land Use Code changes would seek to expand and re-calibrate incentives for affordable housing. In addition, allowing an Administrative Review type for projects with at least 10% deed-restricted affordable housing will likely be necessary to maintain the City's eligibility for funding through Proposition 123. This change to review types for affordable housing developments is also recommended for inclusion in foundational Land Use Code changes. The approach to foundational changes for affordable housing incentives would emphasize:

- Removing Code barriers to building deed-restricted affordable housing
- Providing market feasible incentives to encourage development of more deed-restricted units in a wider range of zone districts
- Utilizing best practices to incentivize affordable housing development through land use regulation, including incentives for increased height, increased density, and reduced parking requirements

Suggestions to require affordable housing in future developments have been heard through community engagement and discussed by Council. Such requirements may be contemplated in the future; however, the foundational Land Use Code changes outlined above must be in place to begin to build a system whereby policies requiring affordable housing can be contemplated and effectively designed.

Revisions

This Agenda Item Summary is intended to support Council dialogue by providing a summary of revisions included in the proposed version of the Land Use Code (LUC) included with this AIS. These revisions seek to respond to the feedback received from community members at the public forums and public comments received throughout the project. For each revision, information has been included about what is currently permitted under the existing Land Use Code. Council may also choose to make revisions that have not been outlined here.

Revisions by Zone District
<p>Revisions for RL and UE:</p> <p>1 Remove Accessory Dwelling Unit (ADU) as a permitted housing type</p>
<p>Revisions for NCL/OT-A:</p> <p>2 Remove duplex as a permitted housing type 3 Maintain current lot size for residential units 4 Remove affordable housing incentive of additional housing types (apartment, rowhouse, cottage court)</p>
<p>Revisions for NCM/OT-B:</p> <p>5 Maintain current 4 unit maximum for multi-unit building 6 Maintain current lot size for residential units 7 Remove affordable housing incentive of additional density (+1 unit)</p>
<p>Revisions for HOAs:</p> <p>8 Remove language prohibiting HOAs from regulating the number and/or type of dwelling units permitted on a lot 9 Remove language prohibiting HOAs from regulating the ability to subdivide property</p>

Residential, Low-Density (RL): The Residential, Low Density (RL) Zone District is the largest residential zone district in Fort Collins. Most neighborhoods within the RL zone district are comprised primarily of single-unit, detached homes. Over 50% of existing housing was built between 1960 and 1997.

Currently allowed under the existing Land Use Code in RL:

- *Housing Types:* Single-unit detached house
- *Max Density:* 1 dwelling unit per lot
- *Lot Size:* 6,000 sq feet minimum AND 3 times the total floor area, whichever is greater
- *Maximum Height:* 28 feet for residential buildings

Revision for RL:

1. Remove Accessory Dwelling Unit (ADU) as a permitted housing type (this revision would also decrease maximum density permitted on a lot)

Neighborhood Conservation, Low Density (NCL) / Old Town-A (OT-A): The Neighborhood Conservation, Low Density Zone District is similar to the RL Zone District in that it permits primarily single-unit, detached houses; however, the NCL Zone also permits “Carriage Houses” on lots over 12,000 square feet (about 10% of all NCL lots). The NCL Zone District areas are generally west and southeast of Downtown. These neighborhoods were mostly built before 1959 and comprise single-family homes on blocks with alleys. Some blocks in the NCL Zone also include duplexes built prior to the current LUC, and some larger lots include Carriage Houses.

A carriage house is a detached single unit dwelling that is behind another detached single unit dwelling. It is limited in size to a maximum 1,000 sf of floor area and requires an additional parking space.

Currently allowed under the existing Land Use Code:

- *Housing Types:* Single-unit detached house; carriage house
- *Max Density:* 1 unit or 2 units for lots >12,000 sf
- *Lot Size:* 6,000 sf minimum; 12,000 sf minimum for carriage house (10% of NCL lots)
- *Maximum Height:* 2 stories; 24 feet for carriage house or building at the rear of the lot

Revisions for NCL/OT-A:

2. Remove duplex as a permitted housing type
3. Maintain current lot size for residential units
4. Remove affordable housing incentive of additional housing types (apartment, rowhouse, cottage court)

NCM (OT-B) – Neighborhood Conservation, Medium Density Zone District: The Neighborhood Conservation, Medium Density Zone District comprises neighborhoods that are adjacent to Downtown and includes a diverse mix of single-unit detached, duplex, and multi-unit residential buildings often integrated on the same block with commercial uses and services within walking distance.

Currently allowed under the existing Land Use Code:

- *Housing Types:* Single-unit detached house; carriage house; multi-unit up to 4 units (e.g. duplex, triplex, fourplex)
- *Lot Size:* 5,000 sf for single-unit detached house; 6,000 sf for multi-unit buildings up to 4 units; 10,000 sf for carriage house
- *Maximum Height:* 2 stories, 24 ft for carriage house or building at the rear of the lot

Revisions for NCM/OT-B:

5. Maintain current 4 unit maximum for multi-unit building
6. Maintain current lot size for residential units
7. Remove affordable housing incentive of additional density (+1 unit)

Private Covenants/Homeowners Associations (HOAs): There are currently over 200 HOAs registered in Fort Collins. They vary based on neighborhood size, housing type and the types of things their covenants address.

Current Land Use Code regulations for HOAs:

- *Can not prohibit or limit:* xeric landscaping, solar/photovoltaic collectors on roofs, clothes lines in back yards, odor controlled compost bins
- *Can not require:* turf grass yards/lots

Revisions for HOAs:

8. Remove language prohibiting HOAs from regulating the number and/or type of dwelling units permitted on a lot
9. Remove language prohibiting HOAs from regulating the ability to subdivide property

Corrections to Land Use Code on First Reading – Inadvertent Numbering in Article 4.

The draft of the Land Use Code to be adopted by reference contained some numbering formatting errors in Article 4. Additional numbers were inadvertently added to the Article 4 text on pages 4-11 to 4-13, 4-15 to 4-16, 4-20 to 4-23, 4-35 to 4-37, 4-39 to 4-41, and 4-43 to 4-44. The revised Article 4 with the inadvertent numbering deleted is attached to this AIS in addition to the original version with the numbering errors. Because the Land Use Code is being adopted by reference, and the version that was provided for public review contains the numbering errors, staff recommend that Council adopt a motion specifying that the corrected Article 4 is being adopted. A sample motion is as follows:

“I move that City Council amend the revised Land Use Code to include the version of Article 4 that has corrected numbering as described in, and attached to, the Agenda Item Summary.”

Change Names of the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer Zone Districts to the Old Town (OT) Zone District

Consistent with the updated references in the revised Land Use Code, Council is considering whether to change the names of the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer zone districts to the Old Town (OT) zone district and its three corresponding subdistricts OT-A, OT-B, and OT-C.

Changes to City Code to Conform to the Revised Land Use Code

Finally, Council is considering changes to City Code to conform to revisions in the Land Use Code including updating section references and wording.

CITY FINANCIAL IMPACTS

This implementation work will not require additional funding but will require utilization of existing staff capacity and departmental resources.

The current LUC updates are focused on housing-related changes and Code reorganization, and multiple phases will be required to update the entire LUC. Accordingly, staff is also planning a LUC Phase 2 Update, which will address remaining issues in commercial, industrial, environmental and other areas and will also incorporate Code changes that are not directly tied to housing. Funding has been approved for the LUC Phase 2 project in the 2023-2024 budget cycle. A conversation regarding this topic will be conducted at a Council work session, currently scheduled for June 11, 2024.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Planning and Zoning Commission

The Planning and Zoning Commission on a 5-0 vote (Absent: Stackmeyer) recommended that Council adopt the revised Land Use Code with the following recommended changes/additions:

- Allow attached ADUs in RL,
- Allow ADUs with design parameters in UE,
- Change lot size from 10,000 square feet to 9,500 square feet for allowing carriage houses in the NCM/OTB zone.

These proposed amendments are not included in the version of the Land Use Code being considered on April 16.

The Commission also recommended on a 5-0 vote (Absent: Stackmeyer) that Council approve the name change of the Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer zone districts to the Old Town (OT) zone district with the corresponding subdistricts OT-A, OT-B, and OT-C.

PUBLIC OUTREACH

Potential changes to the LUC have resulted in robust community dialogue and many comments shared with City Leaders and staff. Throughout summer 2023, staff engaged with hundreds of residents through online comments, virtual engagement opportunities, and in-person events

ATTACHMENTS

First Reading attachments not included.

1. Ordinance for Consideration
2. Exhibit A to Ordinance

ORDINANCE NO. 055, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
REPEALING AND REENACTING SECTION 29-1 OF THE CODE OF THE CITY
OF FORT COLLINS TO ADOPT A REVISED LAND USE CODE BY REFERENCE
THAT ADVANCES ADOPTED CITY POLICY GOALS AND INCORPORATES
FOUNDATIONAL IMPROVEMENTS AND SEPARATELY CODIFY THE 1997
LAND USE CODE AS TRANSITIONAL LAND USE REGULATIONS

A. The City of Fort Collins, as a home-rule municipality, is authorized by Article XX, Section 6 of the Colorado Constitution, the provisions of state statutes, and its City Charter to develop and implement policies and ordinances regulating the development of land within the City.

B. On March 18, 1997, by adoption of Ordinance No. 51, 1997, the Council of the City of Fort Collins adopted the Land Use Code referred to in Section 29-1 of the City Code, which was subsequently amended and on December 2, 1997, by adoption of Ordinance No. 190, 1997 the City repealed the Land Use Code so adopted and reenacted the Land Use Code dated December 12, 1997 (referred to herein as the “1997 Land Use Code”).

C. Since adoption of the 1997 Land Use Code, the City Council adopted Resolution 2019-048 on April 16, 2019 (later ratified by Ordinance No. 40, 2020) adopting a major update of the comprehensive master plan for the City and its additional components and elements such as the Master Street Plan (the “2019 City Plan”).

D. On March 2, 2021, City Council adopted the Housing Strategic Plan through Ordinance No. 033, 2021, as an element of the 2019 City Plan with the stated goal that all residents have healthy stable housing they can afford and listing twenty-six housing strategies proposed for implementation to progress toward that goal.

E. On March 16, 2021, by adoption of Resolution 2021, 031, the City adopted the Our Climate Future Plan which set forth strategies and goals to address the City’s climate, waste, and energy goals and improve community equity goals and resilience.

F. The City commissioned the Land Use Code Audit dated January 2020 which made certain recommendations to align the 1997 Land Use Code with adopted City plans and policies with a focus on housing-related changes, code reorganization, and equity.

G. The repeal and reenactment to replace the 1997 Land Use Code with the revised Land Use Code by reference pursuant to this Ordinance is desirable to achieve the following goals:

1. Lay the ground work for a future comprehensive review and rewrite of the 1997 Land Use Code;

2. Reorganize the 1997 Land Use Code to make certain foundational improvements including consolidating standards, eliminating repetition, simplifying language, and increasing user-friendliness; and
3. Implement policy goals set forth in the 2019 City Plan, the Housing Strategic Plan, and the Our Climate Future Plan to improve housing supply and affordability while mitigating negative impacts to the climate.

H. City Council made two prior attempts to adopt a revised version of the 1997 Land Use Code:

1. In 2022, City Council adopted the Land Development Code to replace the 1997 Land Use Code through Ordinance No. 114, 2022. City Council subsequently adopted Ordinance No 007, 2023, to repeal Ordinance No. 114, 2022, after receiving a certified referendum petition regarding Ordinance No. 114, 2022.
2. In 2023, City Council adopted a revised version of the 1997 Land Use Code through Ordinance No. 136, 2023. City Council subsequently adopted Ordinance No. 175, 2023, to repeal Ordinance No. 136, 2023, after receiving a certified referendum petition regarding Ordinance No. 136, 2023.

I. Upon the repeal and reenactment to replace the 1997 Land Use Code becoming effective pursuant to this Ordinance, the 1997 Land Use Code shall be separately codified as the "2024 Transitional Land Use Regulations" and limited in its application to the review of pending land development applications submitted and determined to be complete and ready for review pursuant to Land Use Code Section 2.2.4 prior to the effective date of the Land Use Code as set forth in this Ordinance.

J. Pursuant to City Charter, Article II, Section 7, City Council may enact any ordinance which adopts any code by reference in whole or in part provided that before adoption of such ordinance the Council shall hold a public hearing thereon and notice of the hearing shall be published twice in the newspaper of general circulation, published in the city, one (1) of such publications to be at least eight (8) days preceding the hearing and the other at least fifteen (15) days preceding the hearing.

K. In compliance with City Charter, Article II, Section 7, the City Clerk published in the Fort Collins Coloradoan the required hearing notices on March 31, 2024, and April 7, 2024. The attached Exhibit " A" is a copy of the text of the Notice of Public Hearing that was so published and which the Council hereby finds meets the requirements of City Charter Article II, Section 7.

L. Pursuant to City Code Section 1-14, at least one copy of the revised Land Use Code shall be kept on file in the office of the City Clerk available for public inspection, and one copy shall be kept in the office of the chief enforcement officer thereof.

M. On March 21, 2024, the Planning and Zoning Commission recommended to Council on a 5-0 vote (Stackhouse absent) vote that Council adopt the revised Land Use Code with certain changes.

N. City Council has determined that the repeal and reenactment of the 1997 Land Use Code with the revised Land Use Code by reference is appropriate to accomplish the goals set forth above and is in the best interests of the residents of the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 29-1 of the Code of the City of Fort Collins is hereby repealed and reenacted to read as follows:

Sec. 29-1. - Cross reference to Land Use Code

Pursuant to the authority conferred by Article II, Section 7 of the Charter, there is hereby adopted by reference the Land Use Code which shall have the same force and effect as though set forth herein. The Land Use Code may be used, as applicable, to support the implementation of the Code of the City of Fort Collins; and the Code of the City of Fort Collins may be used, as applicable, to support the implementation of the Land Use Code. One copy of the Land Use Code shall be kept on file in the office of the City Clerk and available for public inspection during regular business hours.

Section 2. The 1997 Land Use Code is hereby repealed and separately codified as the “2024 Transitional Land Use Regulations” and shall be limited in its application to the review of pending land development applications submitted prior to the effective date of the Land Use Code as set forth in this Ordinance.

Section 3. The Land Use Code shall be effective for all land development applications submitted on or after the effective date of this Ordinance.

Section 4. Penalties for Land Use Code violations are set forth in Land Use Code Section 6.26.4 which states:

6.26.4 CRIMINAL AND CIVIL LIABILITY; PENALTIES

A. Except as otherwise specified in this Land Use Code, any person (including, without limitation, the developer of, owner of, or any person possessing, occupying or trespassing upon, any property which is subject to this Code, or any agent, lessee, employee, representative, successor or assign thereof) who violates this Code or who fails to comply with any of its requirements or who fails to comply with any orders made thereunder, shall be guilty of a misdemeanor and upon conviction shall be subject to the penalties provided in Section 1-15 of the City Code. Each day that such a violation occurs shall

constitute a separate offense. Nothing contained herein shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violations of this Land Use Code.

B. An owner, property manager or occupant commits a civil infraction by violating any provision of Section 5.14.1 of this Land Use Code. Each day during which the limitation on the number of occupants is exceeded shall constitute a separate violation. A finding that such civil infraction has occurred shall subject the offender(s) to the penalty provisions of Section 1-15(f) of the Code of the City of Fort Collins and any or all of the following actions:

1. the imposition of a civil penalty of not less than five hundred dollars (\$500.00) and not more than one thousand dollars (\$1,000.00) for each violation;
2. an order to comply with any conditions reasonably calculated to ensure compliance with the provisions of Section 5.14.1 of this Land Use Code or with the terms and conditions of any permit or certificate granted by the City;
3. an injunction or abatement order; and/or
4. denial, suspension or revocation of any city permit or certificate relating to the dwelling unit.

Introduced, considered favorably on first reading on April 16, 2024, and approved on second reading for final passage on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 17, 2024
Approving Attorney: Brad Yatabe

EXHIBIT A TO ORDINANCE NO. 055, 2024

NOTICE OF PUBLIC HEARING

NOTICE is hereby given of a public hearing to be held before the Council of the City of Fort Collins, Colorado, on April 16, 2024, at 6:00 p.m., or as soon thereafter as the matter may come on for hearing, in the Council Chambers at the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado for the purpose of considering the adoption of an ordinance that repeals the existing Land Use Code and replaces it with a newly revised Land Use Code to be adopted by reference.

Not less than one (1) copy of the newly revised Land Use Code has is on file in the Office of the City Clerk of the City of Fort Collins and is available for public inspection.

The Land Use Code regulates the use and development of real property within the City of Fort Collins. The newly revised Land Use Code reorganizes the existing Land Use Code to enhance clarity and usability, introduces building form standards, and implements policy direction in City Plan, the Housing Strategic Plan, and the Our Climate Future plan.

Individuals who wish to address Council in person or remotely can find specific information on how to do so at <https://www.fcgov.com/council/councilcomments>.

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 (970) 221-6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.

This notice is given and published by order of the City of Fort Collins, Colorado.



AGENDA ITEM SUMMARY

City Council

STAFF

Paul Sizemore, Director, Community Development & Neighborhood Services

SUBJECT

Mason Street Infrastructure Overall Development Plan Appeal.

EXECUTIVE SUMMARY

The purpose of this quasi-judicial item is to consider an appeal of the Planning and Zoning Commission’s decision on February 15, 2024, approving the Mason Street Infrastructure Overall Development Plan (ODP) #ODP230001. The ODP was approved on a vote of 5-0 (Stegner did not participate due to a conflict of interest).

The Appellant, Charles Meserlian, filed a Notice of Appeal on February 27, 2024, alleging:

- That the Planning and Zoning Commission (P&Z) failed to conduct a fair hearing in that they **considered evidence relevant to their findings which was substantially false or grossly misleading**. The Appellants assert that:

“During the staff presentation for the Mason Street Infrastructure Overall Development Plan (ODP), it was stated that there is plenty of space for the ultimate regional detention pond. It is believed that this is grossly misleading since there is no evidence or analysis provided to reference that the ultimate regional [detention] pond is feasible with the proposed ODP improvements.”

- That the Planning and Zoning Commission (P&Z) **failed to properly interpret and apply relevant provisions of the Land Use Code and City Code** – specifically Land Use Code subsection 3.3.2(D)(5) regarding requirements for a building permit to be issued, specifically stormwater drainage facilities and appurtenances as required by Section 26-544 of the City Code. The appeal also lists City Code Section 26-543(a)(4) regarding adoption of the Dry Creek Basin Master Drainage Plan by reference.

BACKGROUND / DISCUSSION

Mason Street Infrastructure Overall Development Plan Overview:

The Land Use Code states the purpose of an overall development plan to “establish general planning and development parameters for projects that will be developed in phases with multiple submittals.” ODPs vary in their level of detail, and part of the purpose is to “provide flexibility for detailed planning in subsequent submittals.”

The approved ODP comprises three plan sheets that show parameters and alignments for infrastructure facilities on property at the west end of Hibdon Court and extending south to Hickory Street in the North College Avenue corridor area. The infrastructure comprises a stormwater detention pond, a proposed new segment of North Mason Street, and water, sewer, and electric lines.

The property in the ODP currently comprises two land parcels. The ODP outlines proposed reconfiguration of the two existing parcels into three future lots and street right-of-way, which would be implemented in a subsequent subdivision plat. The ODP does not indicate any land uses – it only shows the infrastructure parameters.

The stormwater detention pond in the ODP is an interim pond serving potential development on the subject property. It has been coordinated with City Stormwater Master Planning for a larger future regional pond that will be part of a larger system serving the west side of North College. The ultimate future pond will expand upon what is constructed at this time by the ODP applicant team, and will be designed and constructed with Stormwater Capital Improvement Project prioritization and funding.

In other words, the pond shown in the ODP represents partial, interim development toward the ultimate regional pond. The future regional pond would incorporate the work shown in the ODP while enlarging, expanding, and adjusting it as needed.

The ODP shows a new developable lot with additional street frontage which is currently proposed for a Fort Collins Rescue Mission homeless shelter in a separate development plan submittal.

First Issue on Appeal:

Fair Hearing. The first question for Council is: Did the Planning and Zoning fail to conduct a fair hearing by considering evidence relevant to its findings which was substantially false or grossly misleading? *[New evidence allowed.]*

The appeal involves a stormwater detention pond shown in the ODP.

This allegation refers to Land Use Code subsection 3.3.2(D)(5) - *Stormwater Drainage* which requires a building permit applicant to provide stormwater facilities and appurtenances as required by City Code subsection 26-544(a) for a subdivision plat.

The record does not mention these code subsections.

Neither of these subsections pertains to ODPs.

Land Use Code subsection 3.3.2(D)(5) pertains to building permits. It is under the heading “*Required Improvements Prior to Issuance of Building Permit*”. Building Permits are much later steps in the process of land development.

Similarly, City Code subsection 26-544(a) pertains to final approval of subdivision plats and construction plans, which are much later steps in the process of land development.

The bulk of the allegation’s explanations involves the text of 26-544(a) shown here with bold added to highlight applicability:

“26-544(a) - **Prior to the final approval of the plat of any subdivision, or prior to commencement of construction** upon any lot or parcel of land for which a drainage report and construction plan for the installation of stormwater facilities has not been prepared and approved by the City, the owners of the property being subdivided or upon which construction is being commenced shall, at such owners cost, prepare a detailed drainage report and construction plans for the installation of all stormwater facilities required for such subdivision or lot, including any off-site facilities required to convey stormwater to existing drains, channels, streams, detention ponds or other points, all in conformity with the master plan of the stormwater basins, the Fort Collins Stormwater Criteria Manual adopted pursuant to § 26-500, and the Water Utilities Development Construction Standards adopted pursuant to §26-29.”

The detailed drainage report and construction plans mentioned here would be part of Project Development Plans and Final Development Plans.

The allegation underlines the requirement for stormwater facilities to be installed in conformity with the master plan of the stormwater basin. The ODP is in Dry Creek Basin, and the allegation mentions master plan documents for the basin. Those are not part of the record, but they were used by staff in the review of the ODP and recommendation of approval. Staff's recommendation of approval was then part of the basis for approval by the P&Z Commission.

The allegation continues with this explanation, with bold added to highlight the allegation:

“Throughout the “Overall Drainage Report — Mason Street Infrastructure”, prepared by Northern Engineering, dated December 15th, 2023, it is stated that the “regional” pond proposed is an interim pond that will account for the existing detention volume in addition to the developments required detention volume. The drainage report acknowledges that “notable offsite-runoff passes directly through the project site. It will not be quantified with the interim drainage design...” It also states that “Fort Collins will provide analysis of the upstream basins and the design of the ultimate regional Detention Pond.” **During the Staff presentation for the Mason Street Infrastructure Overall Development Plan (ODP), it was stated that there is plenty of space for the ultimate regional detention pond. It is believed that this is grossly misleading since there is no evidence or analysis provided to reference that the ultimate regional pond is feasible with the proposed ODP improvements.”**

Regarding the assertion that staff stated there is plenty of space for the ultimate pond, staff does not find that statement per se in the record.

The record includes slightly more nuanced explanations to that effect; and it is true that staff finds that the space in the ODP can work for master planned regional detention, using the level of detail in the ODP.

Specifically, staff explained that drainage in the area has been studied for approximately the past 20 years or so; the regional detention pond is identified as a need; and the ODP represents an interim, partial step which is a major advantage to the City with parameters for earthwork that would help create an initial portion of the future regional system, which will continue to be formulated by the City.

Pertinent evidence includes:

- Transcript p. 5, lines 39-41.
- Transcript p. 7, lines 11-12.
- Transcript p. 9, lines 24-36.

The Overall Drainage Report mentioned in the allegation was not included in the package for the P&Z hearing.

However, staff's evaluation of the ODP was based on the Overall Drainage Report and master planning studies mentioned in the allegation.

Staff's recommendation of approval reflects analysis which indicates that the proposed interim pond can be adapted into an ultimate regional pond. The future capital project design will include a public outreach effort to obtain input and incorporate multi-objective benefits and considerations as well as technical aspects including hydrologic and hydraulic parameters. These considerations will influence the size, shape and character of the regional pond.

Appeal allegations conclude with this further explanation (underline added for emphasis):

“An Overall Development Plan (ODP) is the groundwork or masterplan for future development. Without knowing what all entails the requirements of the regional pond, dependent on upstream analysis provided by the City of Fort Collins, this should be considered an incomplete masterplan or incomplete ODP for future developments to reference. There is no evidence provided that the ultimate regional pond is achievable. It is necessary to provide this analysis and evidence at the ODP level to ensure a guarantee to the upstream property owners, stakeholders, that a regional benefit could be satisfied.”

ODP Level Requirements – Land Use Code. For reference, pertinent Land Use Code Requirements for ODPs are:

- 2.1.3(B)(1) *Purpose and Effect.* The purpose of the overall development plan is to establish general planning and development control parameters for projects that will be developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals.
- 2.3.2(H) The overall development plan shall be consistent with...general development standards (Article 3) that can be applied at the level of detail required for an overall development plan submittal.
- 2.3.2H(6) The overall development plan shall be consistent with the appropriate Drainage Basin Master Plan.

ODP Level Requirements – Stormwater Criteria Manual. The Stormwater Criteria Manual also has requirements for ODPs with pertinent quotes below.

- An ODP “does not normally entail a detailed drainage analysis but does require a general presentation of the project’s features and effects on drainage and land disturbance.”

Staff did not include their calculations and analysis in the record because the level of detail in the ODP is adequate for the purposes of an ODP.

Second Issue on Appeal:

The second question for City Council is: Did the Planning and Zoning Commission fail to properly interpret and apply relevant provisions of the Land Use Code subsection 3.3.2(D)(5) and City Code Sections 26-543(a)(4) and 26-544(a)?

The appeal does not include any explanation specific to this allegation. Neither of these subsections pertains to ODPs. The explanation of the ‘fair hearing’ allegation of considering false or grossly misleading evidence addresses these code subsections.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Notice of Hearing, Site Visit Notice and Mailing List
2. Notice of Appeal
3. Staff Report to Planning and Zoning Commission
4. Staff Presentation to Planning and Zoning Commission
5. Applicant Presentation to Planning and Zoning Commission
6. Roll Call and Attendance
7. Verbatim Transcript
8. Video Link to Planning and Zoning Commission Meeting
9. Applicant Response (Subject to Review at Hearing)
10. Presentation to Council

**Public Hearing Notice
Site Inspection Notice
Mailing List**

Mailed April 16, 2024



City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

PUBLIC HEARING NOTICE

**Appeal of the Planning and Zoning Commission Decision regarding the
Mason Street Infrastructure ODP
located at Hibdon Court and the existing access drive on a North Mason Street alignment
north of Hickory Street in the North College Corridor.**

The Fort Collins City Council will hold a public hearing on the enclosed appeal.

Appeal Hearing Date: May 7, 2024

Time: 6:00 pm (or as soon thereafter as the matter may come on for hearing)

Location: Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, CO

Agenda Materials: Available after 3 pm, May 2, 2024, in the City Clerk's office and at fcgov.com/agendas.

Why am I receiving this notice? City Code requires that a Notice of Hearing be provided to Parties-in-Interest, which means you are the applicant of the project being appealed, have a possessory or proprietary interest in the property at issue, received a City mailed notice of the hearing that resulted in the decision being appealed, submitted written comments to City staff for delivery to the decision maker prior to the hearing resulting in the decision being appealed, or addressed the decision maker at the hearing that resulted in the decision being appealed.

Further information is available in the Appeal guidelines online at fcgov.com/appeals.

The Notice of Appeal and any attachments, any new evidence that has been submitted and presentations for the Appeal Hearing can be found at fcgov.com/appeals.

If you have questions regarding the appeal process, please contact the City Clerk's Office (970.221.6515). For questions regarding the project itself, please contact Paul Sizemore, Community Development and Neighborhood Services Director (psizemore@fcgov.com or 970.224.6140).

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide advance notice. Requests for interpretation at a meeting should be made by noon the day before.

A solicitud, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione aviso previo cuando sea posible. Las solicitudes de interpretación en una reunión deben realizarse antes del mediodía del día anterior.

A handwritten signature in blue ink that reads "Heather L. Walls".

Heather Walls, Interim City Clerk

Notice Mailed: April 16, 2024

Cc: City Attorney
Community Development and Neighborhood Services
Planning and Zoning Commission



Secretario municipal.
 300 LaPorte Avenue
 PO Box 580
 Fort Collins, CO 80522
970.221.6515
 970.221-6295 - fax
fcgov.com/cityclerk

AVISO DE AUDIENCIA PÚBLICA

Apelación de la Decisión de la Comisión de Planificación y Zonificación sobre el ODP de infraestructura de Mason Street ubicado en Hibdon Court y la unidad de acceso existente en una alineación de North Mason Street al norte de Hickory Street en el corredor de North College.

El Concejo Municipal de Fort Collins llevará a cabo una audiencia pública sobre la apelación adjunta.

Fecha de la audiencia de apelación: 7 de mayo de 2024

Hora: 6:00 p.m. (o tan pronto como el asunto pueda llegar a la audiencia)

Ubicación: Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, CO

Materiales de la agenda: Disponibles después de las 3 p.m., 2 de mayo de 2024, en el Edificio Municipal y en fcgov.com/agendas.

¿Por qué estoy recibiendo este aviso? El Código de la Ciudad requiere que se proporcione un Aviso de audiencia a las partes interesadas, lo que significa que usted es el solicitante del proyecto que se está apelando, tiene un interés posesorio o de propiedad en la propiedad en cuestión, recibió un aviso por correo de la Ciudad sobre la audiencia que dio lugar a la apelación de la decisión, presentó comentarios por escrito al personal de la Ciudad para que se entregue al encargado de tomar decisiones antes de la audiencia que resultó en la apelación de la decisión o se comunicó con la persona que tomó la decisión en la audiencia que dio lugar a la apelación de la decisión.

Puede obtener más información en las directrices de apelación en línea en fcgov.com/appeals.

El Aviso de apelación y los anexos, las nuevas pruebas que se hayan presentado y las presentaciones para la audiencia de apelación se pueden encontrar en fcgov.com/appeals.

Si tiene preguntas sobre el proceso de apelación, comuníquese con el Edificio Municipal (970.221.6515). Si tiene preguntas sobre el proyecto en sí, comuníquese con Paul Sizemore, director de Desarrollo comunitario y servicios para vecindarios (psizemore@fcgov.com o 970.224.6140).

Previo solicitud, la ciudad de Fort Collins proporcionará servicios de acceso lingüístico para personas que tienen un dominio limitado del inglés, o ayudas y servicios auxiliares para personas con discapacidades, para acceder a los servicios, programas y actividades municipales. Comuníquese al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado) para obtener ayuda. Avise con antelación. Las solicitudes de interpretación en una reunión deben hacerse antes del mediodía del día anterior.

Heather Walls, secretaria municipal interina

Aviso enviado por correo: 16 de abril de 2024

Cc: Fiscal municipal
 Community Development and Neighborhood Services
 Planning and Zoning Commission



City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

NOTICE OF SITE INSPECTION

An appeal of the Planning and Zoning Commission decision of February 15, 2024 regarding the Mason Street Infrastructure at Hibdon Court and the existing access drive on a North Mason Street alignment north of Hickory Street in the North College Corridor will be heard by the Fort Collins City Council on May 7, 2024.

Pursuant to Section 2-53 of the City Code, members of the City Council will be inspecting the site of the proposed project on May 6, 2024 at 2:30 pm. Notice is hereby given that this site inspection constitutes a meeting of the City Council that is open to the public, including the appellants and all parties-in-interest. The gathering point for the site visit will be 1311 North College, on Hibdon Ct., west of the 1311 building, Fort Collins, Colorado.

The purpose of the site inspection is for the City Council to view the site and to ask related questions of City staff to assist Council in ascertaining site conditions. There will be no opportunity during the site inspection for the applicant, appellants, or members of the public to speak, ask questions, respond to questions, or otherwise provide input or information, either orally or in writing. Other than a brief staff overview and staff responses to questions, all discussion and follow up questions or comments will be deferred to the hearing on the subject appeal to be held on May 7, 2024.

Any Councilmember who inspects the site, whether at the date and time above, or independently shall, at the hearing on the appeal, state on the record any observations they made or conversations they had at the site which they believe may be relevant to their determination of the appeal.

If you have any questions or require further information, please feel free to contact the City Clerk's Office at 970.221.6515.

A handwritten signature in blue ink that reads "Heather L. Walls".

Heather Walls, Interim City Clerk

Notice Mailed: April 16, 2024

Cc: City Attorney
Community Development and Neighborhood Services



Secretario municipal.
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

AVISO DE INSPECCIÓN DEL SITIO

El 7 de mayo de 2024, el Concejo Municipal de Fort Collins escuchará una apelación de la decisión de la Comisión de Planificación y Zonificación del 15 de febrero de 2024 con respecto a la infraestructura de Mason Street en Hibdon Court y la unidad de acceso existente en una alineación de North Mason Street al norte de Hickory Street en el corredor de North College.

De conformidad con la sección 2-53 del Código de la Ciudad, los miembros del Concejo Municipal inspeccionarán el sitio del proyecto propuesto el 6 de mayo de 2024 a las 2:30 p.m. Por la presente se notifica que esta inspección del sitio constituye una reunión del Concejo Municipal que está abierta al público, incluidos los apelantes y todas las partes interesadas. El punto de reunión para la visita del sitio será 1311 North College, en Hibdon Ct., al oeste del edificio 1311, Fort Collins, Colorado.

El propósito de la inspección del sitio es para que el Concejo Municipal vea el sitio y haga preguntas relacionadas al personal de la Ciudad para ayudar al Concejo a determinar las condiciones del sitio. No habrá oportunidad durante la inspección del sitio para que el solicitante, los apelantes o los miembros del público hablen, hagan preguntas, respondan preguntas o proporcionen información o aportes, ya sea de manera oral o por escrito. Aparte de una breve descripción general del personal y las respuestas del personal a las preguntas, todas las preguntas o comentarios de debate y seguimiento se aplazarán hasta la audiencia sobre la apelación en cuestión que se llevará a cabo el 7 de mayo de 2024.

Cualquier miembro del Concejo que inspeccione el sitio, ya sea en la fecha y hora anteriores, o de forma independiente, en la audiencia sobre la apelación, declarará en el expediente cualquier observación que haya hecho o conversaciones que haya tenido en el sitio que crea que puede ser relevante para su determinación de la apelación.

Si tiene alguna pregunta o necesita más información, no dude en comunicarse con el Edificio Municipal al 970.221.6515.

A handwritten signature in blue ink that reads "Heather L. Walls".

Heather Walls, secretaria municipal interina

Aviso enviado por correo: 16 de abril de 2024

Cc: Fiscal municipal
Community Development and Neighborhood Services

113 HICKORY FORT COLLINS LLC
4700 MARKETPLACE DR
JOHNSTOWN, CO 80534

115 HICKORY LLC
2775 IRIS AVE
BOULDER, CO 80304

1209 N COLLEGE LLC
109 S SHERWOOD ST
FORT COLLINS, CO 80521

1298 NORTH COLLEGE LLC
912 9TH AVE
GREELEY, CO 80631

1314 RED CEDAR CIRCLE LLC
1314 RED CEDAR CIR
FORT COLLINS, CO 80524

1415 BLUE SPRUCE LLC
401 W MOUNTAIN AVE
FORT COLLINS, CO 80521

325 HICKORY STREET LLC (.10)
CLANDERSON LLC (.20)
VERMILYEA SCOTT L/NANCY M
(.30) CSNBM LLC (.20)
1401 RIVERSIDE AVE
FORT COLLINS, CO 80524
ALCARAZ PULIDO MARTIN
RODRIGUEZ PAUL
400 HICKORY ST LOT 194
FORT COLLINS, CO 80524

A C F V I HOMES LLC
400 HICKORY ST
FORT COLLINS, CO 80524

ACEVEDO MA AUXILIO
ACEVEDO HUGO
FORT COLLINS, CO 80524

ALLEMOND LANCE
1601 N COLLEGE AVE LOT 88
FORT COLLINS, CO 80524

ALLEN ANN ROBIN
MORRIS ANGELA F
1601 N COLLEGE AVE LOT 1
FORT COLLINS, CO 80524

ALTAMIRANO CLAUDIA SANCHEZ
400 HICKORY ST LOT 161
FORT COLLINS, CO 80524

ALVAREZ ANGEL SERVANDO
GONZALEZ
400 HICKORY ST LOT 183
FORT COLLINS, CO 80524

ALVAREZ BERNARDINO
FLORES OLIVIA
400 HICKORY ST LOT 181
FORT COLLINS, CO 80524

ALVAREZ BRITRO
YOLANDA/MERA GARCIA DORA
400 HICKORY ST LOT 167
FORT COLLINS, CO 80524

ALVAREZ DANIEL
400 HICKORY ST LOT 20
FORT COLLINS, CO 80524

AMICK KENNETH R
PO BOX 1299
LAPORTE, CO 80535

ANDRESS DALE A/CARRIE L
1601 N COLLEGE AVE LOT 256
FORT COLLINS, CO 80524

ARK DEFENSE LLC
331 HICKORY ST UNIT 110
FORT COLLINS, CO 80524

ARMSTRONG RANDALL DEAN
MOORE CHARLOTTE MAE
1601 N COLLEGE AVE LOT 76A
FORT COLLINS, CO 80524

AUTOZONE INC
PO BOX 2198 DEPT 8700
MEMPHIS, TN 38101

AVENDANO CANDELARIA
A YURI M PEREZ
400 HICKORY ST LOT 160
FORT COLLINS, CO 80524

BAESA EDGAR ANARBOL
CONTRERAS
400 HICKORY ST LOT 143
FORT COLLINS, CO 80524

BAILEY DEBRA
1601 N COLLEGE AVE LOT 25
FORT COLLINS, CO 80524

BAKER PATTI
1601 N COLLEGE AVE LOT 9
FORT COLLINS, CO 80524

BARAY B TERCITA
400 HICKORY ST LOT 93
FORT COLLINS, CO 80524

BARBARA YANT
1601 N COLLEGE AVE LOT 331
FORT COLLINS, CO 80524

BARTZEN JULIETTE ADELE
1601 N COLLEGE AVE LOT 16
FORT COLLINS, CO 80524

BARWOOD HOLDINGS LIMITED
LLC
220 E MULBERRY ST
FORT COLLINS, CO 80524

BATES SHARILEE KATHRYN
1601 N COLLEGE AVE LOT 3
FORT COLLINS, CO 80524

BEAN DELL H
1601 N COLLEGE AVE LOT 219
FORT COLLINS, CO 80524

BEARD BRIAN R
1601 N COLLEGE AVE LOT 216
FORT COLLINS, CO 80524

BECK ROBERT R
1601 N COLLEGE AVE LOT 347
FORT COLLINS, CO 80524

BECK WALDEMAR R
1601 N COLLEGE AVE LOT 109
FORT COLLINS, CO 80524

BELVING LOUIS
1206 ALAMEDA ST
FORT COLLINS, CO 80521

BICYCLE COOPERATIVE OF
FORT COLLINS INC
331 N COLLEGE AVE
FORT COLLINS, CO 80524

BILL FULBRIGHT TRUST
FULBRIGHT WILLIAM W
400 HICKORY ST LOT 145
FORT COLLINS, CO 80524

BINKLEY DAVID
1601 N COLLEGE AVE LOT 92
FORT COLLINS, CO 80524

BLACKMAN DAVID
1601 N COLLEGE AVE LOT 341
FORT COLLINS, CO 80524

BLAKESLEE THEODORE W
1601 N COLLEGE AVE LOT 263
FORT COLLINS, CO 80524

BOJORQUEZ VICTORIA
400 HICKORY ST LOT 182
FORT COLLINS, CO 80524

BORDONI MARGARET MADELINE
1601 N COLLEGE AVE LOT 144
FORT COLLINS, CO 80524

BORREGO ERNIE
DARLING RAMONA
400 HICKORY ST LOT 147
FORT COLLINS, CO 80524

BORTH TERRY L/RONALD F SR
400 HICKORY ST LOT 83
FORT COLLINS, CO 80524

BOYER CAROL
1601 N COLLEGE AVE LOT 110
FORT COLLINS, CO 80524

BOYER DENNIS/ALMA
1601 N COLLEGE AVE LOT 34
FORT COLLINS, CO 80524

BRACKIN KENNETH TULLY JR
1601 N COLLEGE AVE LOT 53
FORT COLLINS, CO 80524

BRADBERRY DEBORAH K
1601 N COLLEGE AVE LOT 349
FORT COLLINS, CO 80524

BRAUCH RICHARD L
624 W DOUGLAS RD
FORT COLLINS, CO 80524

BROSS DEBORAH A
1601 N COLLEGE AVE LOT 68
FORT COLLINS, CO 80524

BROWELL HEIDI
400 HICKORY ST LOT 121
FORT COLLINS, CO 80524

BROWER DANA CLAUDE
1601 N COLLEGE AVE LOT 116
FORT COLLINS, CO 80524

BROWN CRAIG DAVID
1601 N COLLEGE AVE LOT 319
FORT COLLINS, CO 80524

BROWN GERALD ALVIN
1601 N COLLEGE AVE LOT 355
FORT COLLINS, CO 80524

BROWNFIELD B L
1601 N COLLEGE AVE LOT 254
FORT COLLINS, CO 80524

BUCKENDORF EARL DUANE
1601 N COLLEGE AVE LOT 365
FORT COLLINS, CO 80524

BUCKNER RJ VRIAN/YOLANDA
3701 COUNTY ROAD 11
FORT COLLINS, CO 80524

BUNN DIANNE
1601 N COLLEGE AVE LOT 258
FORT COLLINS, CO 80524

BURGESS PATRICIA
1601 N COLLEGE AVE LOT 76B
FORT COLLINS, CO 80524

B MONTE L
BURNETT MIKE
1601 N COLLEGE AVE LOT 354
FORT COLLINS, CO 80524

CALDERAS AMILCAR
LOPEZ LORENA ELIZABETH
DELGADO
400 HICKORY ST LOT 134
FORT COLLINS, CO 80524

CARBAJAL SEFERINO
400 HICKORY ST LOT 14
FORT COLLINS, CO 80524

CARRICABURU ROBERT
1601 N COLLEGE AVE LOT 293
FORT COLLINS, CO 80524

CHAVEZ JORGE LUIS CRUZ
400 HICKORY ST LOT 113
FORT COLLINS, CO 80524

CHAVEZ RICKIE
1601 N COLLEGE AVE LOT 99
FORT COLLINS, CO 80524

CHINO IGNACIA PATRICIO
400 HICKORY ST LOT 132
FORT COLLINS, CO 80524

CITY OF FORT COLLINS
PO BOX 580
FORT COLLINS, CO 80522

COBBLESTONE DENVER
PROPCO LLC
8900 E BAHIA DR
SCOTTSDALE, AZ 85260

COLVIN CATHERINE
1601 N COLLEGE AVE LOT 226
FORT COLLINS, CO 80524

BYRD TONISHA
GATES CHRISTINE J
1601 N COLLEGE AVE LOT 329
FORT COLLINS, CO 80524

CARACHURE SILVINO
RUIZ ELOISA
400 HICKORY ST LOT 198
FORT COLLINS, CO 80524

CARLSON VIRGINIA E
1601 N COLLEGE AVE LOT 240
FORT COLLINS, CO 80524

CARRILLO MARISELA PEREZ
PEREZ A SANTIAGO
400 HICKORY ST LOT 92
FORT COLLINS, CO 80524

CHAVEZ RENEE
CHAVEZ SANDRA
PO BOX 270554
FORT COLLINS, CO 80527

CHAVIRA MARIA CONSUELO
400 HICKORY ST LOT 195
FORT COLLINS, CO 80524

CHOATE KEVIN J
1601 N COLLEGE AVE LOT 100
FORT COLLINS, CO 80524

CLAYTON JAMES/SHEILA
1601 N COLLEGE AVE LOT 294
FORT COLLINS, CO 80524

COLLIER SHARON
1601 N COLLEGE AVE LOT 10
FORT COLLINS, CO 80524

CONNELL ELIZABETH A
PO BOX 1634
FORT COLLINS, CO 80522

CAHILL KELLY
1601 N COLLEGE AVE LOT 218
FORT COLLINS, CO 80524

CARBAJAL ALMANZA MARCO
ANTONIO
400 HICKORY ST LOT 91
FORT COLLINS, CO 80524

CARREON MARTA
400 HICKORY ST LOT 94
FORT COLLINS, CO 80524

CASEY DANIEL
1601 N COLLEGE AVE LOT 11
FORT COLLINS, CO 80524

CHAVEZ REYNA
400 HICKORY ST LOT 38
FORT COLLINS, CO 80524

CHENEY RICHARD
1601 N COLLEGE AVE LOT 126
FORT COLLINS, CO 80524

CHRISTI MATTHEW
1601 N COLLEGE AVE LOT 317
FORT COLLINS, CO 80524

COBB RICHARD T/COBB TERESA
C
COBB-JONES BOBBI JO
400 HICKORY ST LOT 57
FORT COLLINS, CO 80524

COLLINGS ROBERT
COLLINGS KRISTI D
1601 N COLLEGE AVE LOT 275
FORT COLLINS, CO 80524

CONTRERAS ANGELES
LOPEZ BECERRA ACENCION
400 HICKORY ST LOT 178
FORT COLLINS, CO 80524

CORDOVA MARTY/JESSICA
1601 N COLLEGE AVE LOT 358
FORT COLLINS, CO 80524

CORONA CESAR
400 HICKORY ST LOT 142
FORT COLLINS, CO 80524

CORTEZ ESTHER
1601 N COLLEGE AVE LOT 225
FORT COLLINS, CO 80524

COWAN KEITH
3240 IRIS CT
WHEAT RIDGE, CO 80033

COWAN KEITH
400 HICKORY ST LOT 68
FORT COLLINS, CO 80524

CRAIG DANNY
CRAIG MARILYN
1601 N COLLEGE AVE LOT 342
FORT COLLINS, CO 80524

CRONE MARTHA ANN
1601 N COLLEGE AVE LOT 324
FORT COLLINS, CO 80524

CROSLAND RICHARD ALAN
1601 N COLLEGE AVE LOT 39
FORT COLLINS, CO 80524

CRUZ SAMATHA
400 HICKORY ST LOT 35
FORT COLLINS, CO 80524

CRUZ SANTIAGO SERGIO
SERRANO LUIS
400 HICKORY ST LOT 1
FORT COLLINS, CO 80524

CRUZ THERESA
400 HICKORY ST LOT 34
FORT COLLINS, CO 80524

C-THREE LLC
3500 S TIMBERLINE RD
FORT COLLINS, CO 80525

CULBERT JODEAN
1601 N COLLEGE AVE LOT 38
FORT COLLINS, CO 80524

CULBERT PEGGY LYNN
1601 N COLLEGE AVE LOT 220
FORT COLLINS, CO 80524

CULLING RANDAL W
1601 N COLLEGE AVE LOT 340
FORT COLLINS, CO 80524

CURRY LYDIA JUNE/ROBERT
JAMES
1601 N COLLEGE AVE LOT 66
FORT COLLINS, CO 80524

D AND M LARSEN FAMILY LLLP
2700 BEVAN CIR
FORT COLLINS, CO 80524

D AND S MOTELS INC
1405 N COLLEGE AVE
FORT COLLINS, CO 80524

D3 PROPERTIES LLC
5102 DAYLIGHT CT
FORT COLLINS, CO 80528

DAB FORT COLLINS LLC
PO BOX 115
FORT COLLINS, CO 80522

DALE GARY W
LAWS DORIS D
1601 N COLLEGE AVE LOT 301
FORT COLLINS, CO 80524

DAUBERT JANET L
KELLEMAYER JOHN A
1601 N COLLEGE AVE LOT 266
FORT COLLINS, CO 80524

DAVIES KIMBERLY L
KEMPER DARRYL R
1601 N COLLEGE AVE LOT 271
FORT COLLINS, CO 80524

DAVIS JAMES
VALDEZ CRUZ
5110 HOGAN CT
FORT COLLINS, CO 80528

DE LA LUZ-REBOLLO JORGE
400 HICKORY ST LOT 150
FORT COLLINS, CO 80524

DE REZA JESUS MANUEL
PUENTE
400 HICKORY ST LOT 76
FORT COLLINS, CO 80524

DEBORA JUAN M
YEPEZ DE DEBORA MARIA
DOLORES
400 HICKORY ST LOT 123
FORT COLLINS, CO 80524

DEF ENTERPRISES LLC
309 N 42ND AVE
GREELEY, CO 80634

DELGADO LUIS JOSE
1601 N COLLEGE AVE LOT 113
FORT COLLINS, CO 80524

DELREFUGIO FLORES MARIA
400 HICKORY ST LOT 116
FORT COLLINS, CO 80524

DEMATTEI RENE S
1601 N COLLEGE AVE LOT 128
FORT COLLINS, CO 80524

DESERSA LEON GALE
1601 N COLLEGE AVE LOT 90
FORT COLLINS, CO 80524

DESERSA LEON GALE/KELLY
ANNE
1601 N COLLEGE AVE LOT 310
FORT COLLINS, CO 80524

DESTER JAMES L
1601 N COLLEGE AVE LOT 77
FORT COLLINS, CO 80524

DEVLIN ALICIA LYNN
1601 N COLLEGE AVE LOT 91
FORT COLLINS, CO 80524

DEVORA YEPEZ RAMONA
MANUELA A
400 HICKORY ST LOT 176
FORT COLLINS, CO 80524

DIAZ CONSUELO
400 HICKORY ST LOT 163
FORT COLLINS, CO 80524

DILLER CINDY
DILLER DAVID G
1601 N COLLEGE AVE LOT 47
FORT COLLINS, CO 80524

DIOSDADA ZAPATA ANGEL
400 HICKORY ST LOT 48
FORT COLLINS, CO 80524

DLUG DIANNA L
1601 N COLLEGE AVE LOT 303
FORT COLLINS, CO 80524

DOG WALKS INTO A BAR LLC
1121 BELAIRE DR
FORT COLLINS, CO 80521

DOWNING TERRY E
400 HICKORY ST LOT 75
FORT COLLINS, CO 80524

DOYLE TERRY
1601 N COLLEGE AVE LOT 279
FORT COLLINS, CO 80524

DUGAN LACHELLE R
1601 N COLLEGE AVE LOT 212
FORT COLLINS, CO 80524

DUNHILL TOMMY
1601 N COLLEGE AVE LOT 78
FORT COLLINS, CO 80524

EARNEY JOSIE
EARNEY DONALD L
400 HICKORY ST LOT 174
FORT COLLINS, CO 80524

EICHMAN CHARLES M
1601 N COLLEGE AVE LOT 241
FORT COLLINS, CO 80524

ELLIOTT KRISTINE L
ELLIOTT LISA L
1601 N COLLEGE AVE LOT 45
FORT COLLINS, CO 80524

ELLIOTT KRISTINE L
ELLIOTT LISA L
1601 N COLLEGE AVE LOT 123
FORT COLLINS, CO 80524

ENGEL JERRY R
ENGEL ROGER D
2609 16TH AVE
GREELEY, CO 80631

ESCAJEDA JULIO CESAR MUNOZ
GARAY OLGA LETICIA ESCAJEDA
400 HICKORY ST LOT 3
FORT COLLINS, CO 80524

ESCAMILLA JERONIMO
SALGADO KARINA GAMBOA
400 HICKORY ST LOT 124
FORT COLLINS, CO 80524

EUBANK THURZA
1601 N COLLEGE AVE LOT 351
FORT COLLINS, CO 80524

FAMILY CENTER THE/LA FAMILIA
309 HICKORY ST 4
FORT COLLINS, CO 80524

FAMILY CENTER THE/LA FAMILIA
309 HICKORY ST 5
FORT COLLINS, CO 80524

FARMER SUSAN K
BROWN CHERYL L
400 HICKORY ST LOT 11
FORT COLLINS, CO 80524

FAUSTINO-CAMACHO JOSE LUIS
QUEZADA JOAQUIN
400 HICKORY ST LOT 65
FORT COLLINS, CO 80524

FEIT DONALD
1601 N COLLEGE AVE LOT 57
FORT COLLINS, CO 80524

FIRST NATIONAL BANK
1620 DODGE ST STOP 3120
OMAHA, NE 68197

FISHER RALPH
1601 N COLLEGE AVE LOT 27
FORT COLLINS, CO 80524

FITZPATRICK NICKIE C
1601 N COLLEGE AVE LOT 8
FORT COLLINS, CO 80524

FLORES LUIS ALBERTO
400 HICKORY ST LOT 100
FORT COLLINS, CO 80524

FRANK JULIE L
1601 N COLLEGE AVE LOT 261
FORT COLLINS, CO 80524

FRANK KEITH/VICKI
SELWAY LORETTA
106 ELK VALLEY RD
RED FEATHER LAKES, CO 80545

FRASCO ROGER D
VOLTZ TONI
1601 N COLLEGE AVE LOT 228
FORT COLLINS, CO 80524

FRASER FREDERICK R
FRASER TERESA A
1601 N COLLEGE AVE LOT 55
FORT COLLINS, CO 80524

FRENCH THERESA
FRENCH MICHAEL
1601 N COLLEGE AVE LOT 106
FORT COLLINS, CO 80524

FRIESEN STANLEY J SR/GALE M
REVOCABLE TRUST
8119 WHITE OWL CT
WINDSOR, CO 80550

FULFORD WILLIAM D
1601 N COLLEGE AVE LOT 230
FORT COLLINS, CO 80524

GALLEGOS JOSE M
BECERRA MAPAULA
400 HICKORY ST LOT 42
FORT COLLINS, CO 80524

GALLEGOS VELMA
VALDEZ ANDREW J
400 HICKORY ST LOT 72
FORT COLLINS, CO 80524

GARCIA ALVAREZ MARIA
GUADALUPE
3288 AMBUSH DR
WELLINGTON, CO 80549

GARCIA DANIEL
ALMARAZ ALMA ALICIA
400 HICKORY ST LOT 192
FORT COLLINS, CO 80524

GARCIA JESUS
RODRIGUEZ YENI
400 HICKORY ST LOT 15
FORT COLLINS, CO 80524

GARCIA JOSE
2903 CRUSADER ST
FORT COLLINS, CO 80524

GARCIA SANCHEZ
JOSUE/GARCIA ALICIA
1601 N COLLEGE AVE LOT 149
FORT COLLINS, CO 80524

GARRISON DAVID N
1601 N COLLEGE AVE LOT 356
FORT COLLINS, CO 80524

GARZA MADELENA
GARZA RAUL C
400 HICKORY ST LOT 96
FORT COLLINS, CO 80524

GAYTAN ROMELIA
400 HICKORY ST LOT 188
FORT COLLINS, CO 80524

GEISS JESSIE
KOEBNICK DANIEL
400 HICKORY ST LOT 78
FORT COLLINS, CO 80524

GERHARDT JACK
HAUSE PAULINE
1601 N COLLEGE AVE LOT 93
FORT COLLINS, CO 80524

GIDDENS JAMES A
1642 BIRMINGHAM DR
FORT COLLINS, CO 80526

GIFFIN AMY/LEE
2654 E 131ST PL
THORNTON, CO 80241

GILL ELVIA
1601 N COLLEGE AVE LOT 265
FORT COLLINS, CO 80524

GINKY TRUST
1601 N COLLEGE AVE LOT 318
FORT COLLINS, CO 80524

GIRON TONY JR
112 E LINCOLN AVE
FORT COLLINS, CO 80524

GLASS MICHAEL A
1601 N COLLEGE AVE LOT 257
FORT COLLINS, CO 80524

GLEBECO LLC
309 HICKORY ST UNIT 1
FORT COLLINS, CO 80524

GLEBECO LLC
309 HICKORY ST UNIT 2
FORT COLLINS, CO 80524

GLOBOK LLC
928 N LINCOLN AVE
LOVELAND, CO 80537

GOAD TERRY W
1420 N COLLEGE AVE
FORT COLLINS, CO 80524

GONZALEZ CRUZ FELIPE
400 HICKORY ST LOT 120
FORT COLLINS, CO 80524

GONZALEZ TERESA
ROSALES MARIA
400 HICKORY ST LOT 146
FORT COLLINS, CO 80524

GORBAS PAUL
1601 N COLLEGE AVE LOT 204
FORT COLLINS, CO 80524

GRANADOS ERICK BENJAMIN
GARCIA
415 HARROW ST
SEVERANCE, CO 80550

GRAVES FRANK
1601 N COLLEGE AVE LOT 142
FORT COLLINS, CO 80524

GROVER DEBORA/RANDY
1601 N COLLEGE AVE LOT 221
FORT COLLINS, CO 80524

GULLE LAURA E
1601 N COLLEGE AVE LOT 359
FORT COLLINS, CO 80524

GUTIERREZ ROSA
CISNEROS RITO
400 HICKORY ST LOT 82
FORT COLLINS, CO 80524

HANSON WILLIAM A/MERIAM P
430 HEMLOCK ST
FORT COLLINS, CO 80524

GOMORA ROBERT J SR
GOMORA GERALDINE
1601 N COLLEGE AVE LOT 112
FORT COLLINS, CO 80524

GONZALEZ EBIL ARTURO LUNA
400 HICKORY ST LOT 135
FORT COLLINS, CO 80524

GONZLAEZ OROZCO YESENIA
IBETH
MUNOZ-GRANADOS OSCAR
400 HICKORY ST LOT 199
FORT COLLINS, CO 80524

GORMAN THOMAS F
GORMAN ROCHELLE J
1601 N COLLEGE AVE LOT 338
FORT COLLINS, CO 80524

GRATITUDE LLC
PO BOX 270695
FORT COLLINS, CO 80527

GRAY KATHLEEN MARIE
1601 N COLLEGE AVE LOT 321
FORT COLLINS, CO 80524

GUEVARA GLORIA CHAVEZ
400 HICKORY ST LOT 114
FORT COLLINS, CO 80524

GURULE MINARCA J
BREIT SHAWNA
400 HICKORY ST LOT 190
FORT COLLINS, CO 80524

HAINES BRANDON KUHRT
1295 N COLLEGE AVE
FORT COLLINS, CO 80524

HARLIN CAROLYN S
HARLIN RUDOLPH B
1601 N COLLEGE AVE LOT 269
FORT COLLINS, CO 80524

GONDINI RUSSELL
1601 N COLLEGE AVE LOT 285
FORT COLLINS, CO 80524

GONZALEZ LETICIA JULIAN
JULIAN CIRO DAMIAN PEREZ
400 HICKORY ST LOT 109
FORT COLLINS, CO 80524

GOODRICH DEBORAH L
1601 N COLLEGE AVE LOT 200
FORT COLLINS, CO 80524

GRADO SARA L
400 HICKORY ST LOT ST 137
FORT COLLINS, CO 80524

GRAUBERGER ADRIANA JEAN
1601 N COLLEGE AVE LOT 236
FORT COLLINS, CO 80524

GRIEBEL LYNN
1601 N COLLEGE AVE LOT 299
FORT COLLINS, CO 80524

GULDEN JAMISON DAVID
1601 N COLLEGE AVE LOT 114
FORT COLLINS, CO 80524

GUTIERREZ JESUS R
SANTIESTEBAN FLORES
ROBERTO
400 HICKORY ST LOT 130
FORT COLLINS, CO 80524

HANLEY TRACY SUE
424 7TH ST
GREELEY, CO 80631

HARMON SUSAN A
1601 N COLLEGE AVE LOT 296
FORT COLLINS, CO 80524

HARPER MARY KATHLEEN
1601 N COLLEGE AVE LOT 273
FORT COLLINS, CO 80524

HARRIS VETA I
NEAR GARY W
400 HICKORY ST LOT 203
FORT COLLINS, CO 80524

HARVEY CHARLES
1601 N COLLEGE AVE LOT 145
FORT COLLINS, CO 80524

HARVEY CHARLES R
1601 N COLLEGE AVE LOT 117
FORT COLLINS, CO 80524

HAUCK RICHARD
ARTHUR/ROBIN ELIZABETH
1601 N COLLEGE AVE LOT 42
FORT COLLINS, CO 80524

HAYHURST JAMES E
VARDEMAN JEWEL
1601 N COLLEGE AVE LOT 227
FORT COLLINS, CO 80524

HEALTH SERVICES DISTRICT OF
NORTHERN LARIMER COUNTY
120 BRISTLECONE DR
FORT COLLINS, CO 80524

HELMUT JUNE C
400 HICKORY ST LOT 162
FORT COLLINS, CO 80524

HENDERSON GLORIA J
1601 N COLLEGE AVE LOT 348
FORT COLLINS, CO 80524

HENKE SHEA
HENKE HEATHER
400 HICKORY ST LOT 106
FORT COLLINS, CO 80524

HENTHORN FRANK II
1601 N COLLEGE AVE LOT 46
FORT COLLINS, CO 80524

HERNANDEZ MARIA ELBIA
G MIGUEL ANGEL OLIVA
400 HICKORY ST LOT 102
FORT COLLINS, CO 80524

HERNANDEZ MARIANA
HERNANDEZ MARCO A
1706 BIRMINGHAM DR
FORT COLLINS, CO 80526

HERNANDEZ MARISELA
HERNANDEZ ALDO A
400 HICKORY ST LOT 112
FORT COLLINS, CO 80524

HERNANDEZ ORTIZ JOSE
RIVERO LOPEZ MARIA DEL
REFUGI O
400 HICKORY ST LOT 101
FORT COLLINS, CO 80524

HERNANDEZ ROJAS JOSE LUIS
400 HICKORY ST LOT 177
FORT COLLINS, CO 80524

HERNANDEZ ROSA
ELIZABETH DOMINGUEZ
400 HICKORY ST LOT 64
FORT COLLINS, CO 80524

HERRERA IVETTE
TORRES MARISELA
400 HICKORY ST LOT 157
FORT COLLINS, CO 80524

HICKMAN RUSSELL SCOTT
1601 N COLLEGE AVE LOT 12
FORT COLLINS, CO 80524

HICKORY 309 LLC
262 E MOUNTAIN AVE
FORT COLLINS, CO 80524

HICKORY 337 LLC
145 N COLLEGE AVE STE F
FORT COLLINS, CO 80524

HICKORY VILLAGE COLORADO
LLC
51 W CENTER ST STE 600
OREM, UT 84057

HICKORY WAREHOUSE
DEVELOPMENT INC
PO BOX 1443
FORT COLLINS, CO 80522

HICKORY WAREHOUSE
DEVELOPMENT INC
700 N COLLEGE AVE
FORT COLLINS, CO 80524

HILPERT DAVID J
1601 N COLLEGE AVE LOT 131
FORT COLLINS, CO 80524

HINES SHARON
1601 N COLLEGE AVE LOT 330
FORT COLLINS, CO 80524

HOAG COMMERCIAL RENTALS
LLC
5856 CROOKED STICK DR
WINDSOR, CO 80550

HOLMER CONNIE R
1601 N COLLEGE AVE LOT 208
FORT COLLINS, CO 80524

HORIZON PROPERTY
MANAGEMENT INC
PO BOX 341
LAPORTE, CO 80535

HOWE BRIAN M
1601 N COLLEGE AVE LOT 232
FORT COLLINS, CO 80524

HOYT JOHN R
3600 TERRY LAKE RD
FORT COLLINS, CO 80524

HUGG TAMARA
1601 N COLLEGE AVE LOT 247
FORT COLLINS, CO 80524

HUNER SAMUEL
1601 N COLLEGE AVE LOT 334
FORT COLLINS, CO 80524

HUNTER JACKLINE
1601 N COLLEGE AVE LOT 278
FORT COLLINS, CO 80524

HUTCHINS MAX R/BONNIE A
HOBSON RONNIE
1601 N COLLEGE AVE LOT 97
FORT COLLINS, CO 80524

INTERNATIONAL CHURCH OF
THE FOURSQUARE GOSPEL
1201 N COLLEGE AVE
FORT COLLINS, CO 80524

IRON GOAT LLC
PO BOX 369
BELLVUE, CO 80512

JAQUEZ KEVIN
JAQUEZ JOSE
400 HICKORY ST LOT 44
FORT COLLINS, CO 80524

JAUKEN DOUG
1601 N COLLEGE AVE LOT 326
FORT COLLINS, CO 80524

JIMENEZ ANALISA
400 HICKORY ST LOT 88
FORT COLLINS, CO 80524

JOG LLC
4629 N OVERLAND TRL
LAPORTE, CO 80535

JOHNSON JAMES P
215 W MAGNOLIA ST STE 200
FORT COLLINS, CO 80521

JOHNSON LARRY A/JANICE H
1601 N COLLEGE AVE LOT 215
FORT COLLINS, CO 80524

JOHNSTON LYNETTE KAY
1601 N COLLEGE AVE LOT 37
FORT COLLINS, CO 80524

JONES ALLEN E
JONES EVELYN S
1601 N COLLEGE AVE LOT 115
FORT COLLINS, CO 80524

JONES BEVERLY K/BRAD A
1601 N COLLEGE AVE LOT 210
FORT COLLINS, CO 80524

JONES CHANDRA
8945 RAGING BULL LN
WELLINGTON, CO 80549

JONES ELIZABETH J
1601 N COLLEGE AVE LOT 327
FORT COLLINS, CO 80524

JONES ROXANNA
JONES TOD R/JONES NICHOLAS
1601 N COLLEGE AVE LOT 346
FORT COLLINS, CO 80524

JSPERGM INC
15737 E PRENTICE DR
AURORA, CO 80015

KALTENBERGER JAMES W
1601 N COLLEGE AVE LOT 274
FORT COLLINS, CO 80524

KAMANDY FAHIMA TRUST THE
1710 LINDEN WAY
FORT COLLINS, CO 80524

KAREN MORAK LLC (.7873)
HAPPY HOME RENTALS LLC
(2127)
4914 N COUNTY ROAD 3
FORT COLLINS, CO 80524

KEEFE KEVIN PATRICK
1601 N COLLEGE AVE LOT 248
FORT COLLINS, CO 80524

KENNA WENDY
1601 N COLLEGE AVE LOT 211
FORT COLLINS, CO 80524

KERN PEGGY JO
1601 N COLLEGE AVE LOT 270
FORT COLLINS, CO 80524

KINARD SUSAN M
1601 N COLLEGE AVE LOT 280
FORT COLLINS, CO 80524

KOSS PATRICIA
TABER RICHARD JR
1601 N COLLEGE AVE LOT 333
FORT COLLINS, CO 80524

KUTCHAR JIMMY DEAN
KUTCHAR PATRICIA ANN
1601 N COLLEGE AVE LOT 152
FORT COLLINS, CO 80524

LARSON BRADLEY RAY
1601 N COLLEGE AVE LOT 201
FORT COLLINS, CO 80524

LASCHKATHY D
1601 N COLLEGE AVE LOT 43
FORT COLLINS, CO 80524

LAUER CAROLYN
400 HICKORY ST LOT 172
FORT COLLINS, CO 80524

LAVELLE JUDITH
1601 N COLLEGE AVE LOT 83
FORT COLLINS, CO 80524

LEE-5 LLC
1908 MOHAWK ST
FORT COLLINS, CO 80525

LIVINGHOUSE KENNETH LEE
1601 N COLLEGE AVE LOT 345
FORT COLLINS, CO 80524

LLAMAS GEORGE
1601 N COLLEGE AVE LOT 82
FORT COLLINS, CO 80524

LLOYDS HOLDINGS LLC
808 E ELIZABETH ST
FORT COLLINS, CO 80524

LOMELI JOSE ANTONIO RUIZ
RUIZ ANTHONY B
400 HICKORY ST LOT 9
FORT COLLINS, CO 80524

LOPEZ ADRIANA
400 HICKORY ST LOT 153
FORT COLLINS, CO 80524

LOPEZ LISA
400 HICKORY ST LOT 41
FORT COLLINS, CO 80524

LOPEZ LORENA K
400 HICKORY ST LOT 164
FORT COLLINS, CO 80524

LOPEZ LUIS JOSE
CASTILLO ISABEL
400 HICKORY ST LOT 89
FORT COLLINS, CO 80524

LOPEZ RITA
400 HICKORY ST LOT 4
FORT COLLINS, CO 80524

LOPEZ SONIA
LEOS ALFONOSO
400 HICKORY ST LOT 104
FORT COLLINS, CO 80524

LUCAS CLINT J/STACEY R
400 HEMLOCK ST
FORT COLLINS, CO 80524

LUCAS KETURAH M
400 HICKORY ST LOT 202
FORT COLLINS, CO 80524

LUCERO MARIA E
400 HICKORY ST LOT 138
FORT COLLINS, CO 80524

LUGO ALCARAZ GREGORIO
HOLGUIN CHAVIRA
CONCEPCION
400 HICKORY ST LOT 99
FORT COLLINS, CO 80524

LUKAS FAMILY LTD
PARTNERSHIP
LUFAMCO INC
6550 GUNPARK DR
BOULDER, CO 80301

M2Y HOLDINGS LLC
1401 MAIN ST
LONGMONT, CO 80501

MADRID NELDA/JUAN M
400 HICKORY ST LOT 70
FORT COLLINS, CO 80524

MAES JOSEPH ANTHONY
400 HICKORY ST LOT 19
FORT COLLINS, CO 80524

MAES TRACY JOE
400 HICKORY ST LOT 54
FORT COLLINS, CO 80524

MAESTRY GEORGE/ANTHONY
4009 CHERRY HILLS DR
FORT COLLINS, CO 80524

MAJOR MINDY LEE
1601 N COLLEGE AVE LOT 138
FORT COLLINS, CO 80524

MALDONADO LUPE/OFELIA
400 HICKORY ST LOT 204
FORT COLLINS, CO 80524

MANTOVANI CINDY
1601 N COLLEGE AVE LOT 277
FORT COLLINS, CO 80524

MANZANARES NICK
1601 N COLLEGE AVE LOT 74
FORT COLLINS, CO 80524

MARIO LOPEZ
400 HICKORY ST LOT 122
FORT COLLINS, CO 80524

MARKS RONALD L
MARKS MARJORIE A
1601 N COLLEGE AVE LOT 291
FORT COLLINS, CO 80524

MARKUSON JANIS LOUISE
1601 N COLLEGE AVE LOT 95
FORT COLLINS, CO 80524

MARQUEZ ARMANDO JR
400 HICKORY ST LOT 98
FORT COLLINS, CO 80524

MARQUEZ GUADALUPE O
400 HICKORY ST LOT 29
FORT COLLINS, CO 80524

MARTIN FOREST R/MARIE C
1601 N COLLEGE AVE LOT 147
FORT COLLINS, CO 80524

MARTIN ROBIN
PO BOX 112
FORT COLLINS, CO 80522

MARTINEZ ANDAZOLA BERTHA
RITA
400 HICKORY ST LOT 87
FORT COLLINS, CO 80524

MARTINEZ IVAN J/NOEL
400 HICKORY ST LOT 60
FORT COLLINS, CO 80524

MARTINEZ JESSICA
CHAY SON PEDRO
400 HICKORY ST LOT 69
FORT COLLINS, CO 80524

MARTINEZ POLLY ANN
MARATINEZ JIMMY
1601 N COLLEGE AVE LOT 18
FORT COLLINS, CO 80524

MARTINEZ ROSA E
CONTRERAS JOSE LUIS
400 HICKORY ST LOT 141
FORT COLLINS, CO 80524

MARYOTT JAN
1601 N COLLEGE AVE LOT 302
FORT COLLINS, CO 80524

MATTESON LOUISE P
1601 N COLLEGE AVE LOT 223
FORT COLLINS, CO 80524

MAVRICK LUCINDA
1601 N COLLEGE AVE LOT 29
FORT COLLINS, CO 80524

MCAFEE NEVA
1601 N COLLEGE AVE LOT 298
FORT COLLINS, CO 80524

MCCAFFREY SEAN MICHAEL
KADERKA ALEXANDRA
ELIZABETH
400 HICKORY ST LOT 97
FORT COLLINS, CO 80524

MCCARVER ROBERT
1601 N COLLEGE AVE LOT 118
FORT COLLINS, CO 80524

MCCOLLOUM LANCE R
MARYOTT JAN M
1601 N COLLEGE AVE LOT 297
FORT COLLINS, CO 80524

MCCOY CONNIE
1601 N COLLEGE AVE LOT 251
FORT COLLINS, CO 80524

MCCULLOCH DOUGLAS K
1601 N COLLEGE AVE LOT 73
FORT COLLINS, CO 80524

MCCULLOCH MICHAELENE
1601 N COLLEGE AVE LOT 202
FORT COLLINS, CO 80524

MCFARLAND SHARON E
1601 N COLLEGE AVE LOT 119
FORT COLLINS, CO 80524

MCGARVEY LORRI JEAN
1601 N COLLEGE AVE LOT 325
FORT COLLINS, CO 80524

MCGRAW REBECCA ANN
1601 N COLLEGE AVE LOT 17
FORT COLLINS, CO 80524

MCINTYRE ROSS EDWIN
MCINTYRE BEVERLY ROSE
1601 N COLLEGE AVE LOT 44
FORT COLLINS, CO 80524

MCKEE JAMES
1601 N COLLEGE AVE LOT 264
FORT COLLINS, CO 80524

MCKENRICK MATTHEW
400 HICKORY ST LOT 111
FORT COLLINS, CO 80524

MCKUNE JAMES
MCKUNE LISA
400 HICKORY ST LOT 201
FORT COLLINS, CO 80524

MCNUTT PATRICIA
KISNER SHEILA
1601 N COLLEGE AVE LOT 272
FORT COLLINS, CO 80524

MCRAE JAMES M
PETTUS KAREN
1601 N COLLEGE AVE LOT 249
FORT COLLINS, CO 80524

MEDDLES VICTORIA
1601 N COLLEGE AVE LOT 283
FORT COLLINS, CO 80524

M...ANGELICA M
GALLEGOS ERIKA
400 HICKORY ST LOT 151
FORT COLLINS, CO 80524

MEDINA CLIFF
1601 N COLLEGE AVE LOT 111
FORT COLLINS, CO 80524

MEJIA ROSENDA
1601 N COLLEGE AVE LOT 52
FORT COLLINS, CO 80524

MENDOZA REBECA
400 HICKORY ST LOT 55
FORT COLLINS, CO 80524

MENJARES THOMAS
MENJARES BEATRICE
400 HICKORY ST LOT 18
FORT COLLINS, CO 80524

MICHELE CATHERINE
1601 N COLLEGE AVE LOT 125
FORT COLLINS, CO 80524

MILAN RANDOLPH S/DEBRA A
1402 CATALPA CT
FORT COLLINS, CO 80521

MILLER DEEANN/DAVID
1601 N COLLEGE AVE LOT 50
FORT COLLINS, CO 80524

MILLS BOYD
2601 S LEMAY AVE UNIT 7-102
FORT COLLINS, CO 80525

MOORE CAROL G
1601 N COLLEGE AVE LOT 312
FORT COLLINS, CO 80524

MORALES ARMIDA HERNANDEZ
OLMOS ALEJANDRO QUINONES
400 HICKORY ST LOT 159
FORT COLLINS, CO 80524

MORDINI DENIELE
1601 N COLLEGE AVE LOT 246
FORT COLLINS, CO 80524

MORENG COMMERCIAL LLC
327 E COUNTY ROAD 60
FORT COLLINS, CO 80524

MORENO ANGELIQUA
400 HICKORY ST LOT 58
FORT COLLINS, CO 80524

MORENO KINGLSEY/FELIPA N
400 HICKORY ST LOT 67
FORT COLLINS, CO 80524

MOSMAN JACQUELINE
1601 N COLLEGE AVE LOT 238
FORT COLLINS, CO 80524

MUILLO JORGE TERAN
VEGA M ZULEMA
400 HICKORY ST LOT 133
FORT COLLINS, CO 80524

MUNGUIA EVA
400 HICKORY ST LOT 117
FORT COLLINS, CO 80524

MUNKRES DAVID W
1601 N COLLEGE AVE LOT 323
FORT COLLINS, CO 80524

MUNOZ MARIANO E
400 HICKORY ST LOT 155
FORT COLLINS, CO 80524

MUNOZ MARQUEZ JESUS
MARQUEZ JESUS MUNOZ
400 HICKORY ST LOT 140
FORT COLLINS, CO 80524

MURTISHAW JERRI J/DONALD
LESLIE
1601 N COLLEGE AVE LOT 151
FORT COLLINS, CO 80524

NASS STEPHEN L
1601 N COLLEGE AVE LOT 316
FORT COLLINS, CO 80524

NCFS LLC
300 HICKORY ST
FORT COLLINS, CO 80524

NELSON DONNA M
PO BOX 1353
WELLINGTON, CO 80549

NELSON HOLLIS JANE
1601 N COLLEGE AVE LOT 295
FORT COLLINS, CO 80524

NEWTON STEVEN J
400 HICKORY ST LOT 47
FORT COLLINS, CO 80524

NORDSTROM BARBARA
1601 N COLLEGE AVE LOT 360
FORT COLLINS, CO 80524

NORTH C33 TRUST
TRUSTEE YEJEE HOFFMAN
PO BOX 31
WINDSOR, CO 80550

NORTH COLLEGE COMMUNITY
LLC
1601 N COLLEGE AVE OFFICE
FORT COLLINS, CO 80524

NORTH COLLEGE LLC
1601 N COLLEGE AVE 48
FORT COLLINS, CO 80524

NORTH COLLEGE LLC
1601 N COLLEGE AVE LOWR
FORT COLLINS, CO 80524

NORTH COLLEGE LLC
1601 N COLLEGE AVE
FORT COLLINS, CO 80524

NORTH COLLEGE LLC
1601 N COLLEGE AVE OFC
FORT COLLINS, CO 80524

NORTH COLLEGE LLC
30262 CROWN VALLEY PKWY
#B457
LAGUNA NIGUEL, CA 92677

NORTHSIDE FOCO LLC
1600 BRENTFORD LN
FORT COLLINS, CO 80525

NOWAKOWSKI STEPHEN
NOWAKOWSKI HENRY
1601 N COLLEGE AVE LOT 245
FORT COLLINS, CO 80524

O L ENTUP LLC
PO BOX 1428
FORT COLLINS, CO 80522

OCCUPANT
1601 N COLLEGE AVE LOT 255
FORT COLLINS, CO 80524

OCHOA-CHACON RUBEN
OCHOA RUBEN
400 HICKORY ST LOT 8
FORT COLLINS, CO 80524

OLIVAS CHAVIRA JOSE LUIS
OLIVAS LUISA NALLELY
400 HICKORY ST LOT 119
FORT COLLINS, CO 80524

OLIVAS GLORIA
OLIVAS SERGIO E
400 HICKORY ST LOT 165
FORT COLLINS, CO 80524

OLSON LINNEA
1601 N COLLEGE AVE LOT 320
FORT COLLINS, CO 80524

OPM HOLDINGS LLC
3641 STAGECOACH RD
LONGMONT, CO 80504

OQUELI BALBINO
1601 N COLLEGE AVE LOT 72
FORT COLLINS, CO 80524

ORDAZ JOSE
400 HICKORY ST LOT 2
FORT COLLINS, CO 80524

ORNELAS BARBARA
400 HICKORY ST LOT 144
FORT COLLINS, CO 80524

ORTA LUIS DANIEL CARO
GRADO-WILSON ANNA L
400 HICKORY ST LOT 73
FORT COLLINS, CO 80524

ORTIZ LUISANA
ISAAC JESUS
400 HICKORY ST LOT 129
FORT COLLINS, CO 80524

ORTIZ ROBERTO
400 HICKORY ST LOT 10
FORT COLLINS, CO 80524

OVALLE ANA MARIA
400 HICKORY ST LOT 39
FORT COLLINS, CO 80524

OWL CANYON PROPERTIES LLC
525 W COUNTY ROAD 70
FORT COLLINS, CO 80524

PADGETT DEBRA DENISE
400 HICKORY ST LOT 46
FORT COLLINS, CO 80524

PADGETT STARLA J
PADGETT JOHN R
400 HICKORY ST LOT 179
FORT COLLINS, CO 80524

PAEZ DAILET MARISSA FLORES
400 HICKORY ST LOT 131
FORT COLLINS, CO 80524

PAEZ LESLY HERNANDEZ
PAEZ ERIKA
400 HICKORY ST LOT 169
FORT COLLINS, CO 80524

PANELLA DEBORAH KAYE
RUIZ ROSE MARIE
1601 N COLLEGE AVE LOT 70
FORT COLLINS, CO 80524

PARGA ALEMAN JUAN ABRAHAM
MARTINEX BANUELOS ERIKA
400 HICKORY ST LOT 80
FORT COLLINS, CO 80524

PARMELEE HELEN L
1601 N COLLEGE AVE LOT 80
FORT COLLINS, CO 80524

PAYNE PAULA
CLIFTON TERRY
1601 N COLLEGE AVE LOT 107
FORT COLLINS, CO 80524

FINGELICA
NEVAREZ YASMIN
400 HICKORY ST LOT 126
FORT COLLINS, CO 80524

PEREZ ARACELI/JUAN
400 HICKORY ST LOT 197
FORT COLLINS, CO 80524

PEREZ BIANEY
400 HICKORY ST LOT 110
FORT COLLINS, CO 80524

PEREZ CORONA MISDRAIN
PEREZ CORONA CERSAR
400 HICKORY ST LOT 32
FORT COLLINS, CO 80524

PEREZ DANIEL A
400 HICKORY ST LOT 149
FORT COLLINS, CO 80524

PEREZ GARCIA LUCIO
RIVERA MARISA S MERA
400 HICKORY ST LOT 166
FORT COLLINS, CO 80524

PEREZ RAUL VARGAS
OBISPO JUANA
1601 N COLLEGE AVE LOT 287
FORT COLLINS, CO 80524

PETERS MARIE
1601 N COLLEGE AVE LOT 229
FORT COLLINS, CO 80524

PETRI ROBERT
1601 N COLLEGE AVE LOT 313
FORT COLLINS, CO 80524

PETTIT COLLEEN
1601 N COLLEGE AVE LOT 69
FORT COLLINS, CO 80524

PIAZZA MARIANNE
1601 N COLLEGE AVE LOT 239
FORT COLLINS, CO 80524

PITTMAN KENNA
1601 N COLLEGE AVE LOT 127
FORT COLLINS, CO 80524

PLETCHER DANIEL III
1601 N COLLEGE AVE LOT 276
FORT COLLINS, CO 80524

PLOCK WALDEN E JR
1601 N COLLEGE AVE LOT 209
FORT COLLINS, CO 80524

POINTER BONNIE LOU
1601 N COLLEGE AVE LOT 22
FORT COLLINS, CO 80526

POLICICCHIO TONY JOHN
1601 N COLLEGE AVE LOT 63
FORT COLLINS, CO 80524

PONCE CRUZ VELIA RUIZ
400 HICKORY ST LOT 185
FORT COLLINS, CO 80524

POUDRE VALLEY HEALTH CARE
INC
2315 E HARMONY RD STE 200
FORT COLLINS, CO 80528

PRADO VANESSA C
400 HICKORY ST LOT 118
FORT COLLINS, CO 80524

PRESTON SUSAN K
1601 N COLLEGE AVE LOT 231
FORT COLLINS, CO 80524

PWS PROPERTIES LLC
PO BOX 448
FORT COLLINS, CO 80522

QR INC
PO BOX 2112
FORT COLLINS, CO 80522

QUAM ROGER K
1601 N COLLEGE AVE LOT 102
FORT COLLINS, CO 80524

QUEZADA BARDERRAMA
MONICA J
QUEZADA NATALIE
400 HICKORY ST LOT 6
FORT COLLINS, CO 80524

R AND S HOLDINGS LLC
1235 N COLLEGE AVE
FORT COLLINS, CO 80524

RAMIREZ BENIGNO
1601 N COLLEGE AVE LOT 308
FORT COLLINS, CO 80524

RAMIREZ NANCY A
400 HICKORY ST LOT 186
FORT COLLINS, CO 80524

RANDOLPH SCOT F
1601 N COLLEGE AVE LOT 60
FORT COLLINS, CO 80524

RASCON HERMILA RANGEL
GALAZ MIGUEL ARELLANO
400 HICKORY ST LOT 31
FORT COLLINS, CO 80524

RED CEDAR CIRCLE LLC
4731 WESTRIDGE DR
FORT COLLINS, CO 80526

REED DAYNE A
1601 N COLLEGE AVE LOT 353
FORT COLLINS, CO 80524

RENLEY DENNIS D
1601 N COLLEGE AVE LOT 233
FORT COLLINS, CO 80524

RENTERIA VERONICA
400 HICKORY ST LOT 43
FORT COLLINS, CO 80524

REYES GABRIELA QUINTERO
400 HICKORY ST LOT 196
FORT COLLINS, CO 80524

REYES GREGORIO ANTONIO
SANCHEZ
400 HICKORY ST LOT 17
FORT COLLINS, CO 80524

REYNA JESUS ISAAC
400 HICKORY ST LOT 170
FORT COLLINS, CO 80524

REYNOLDS SPECIAL LLC
1633 KIT ST
SEVERANCE, CO 80550

RHLJBL LLC
3715 COPPER SPRING DR
FORT COLLINS, CO 80528

RIBOTA CATALINA
WHITE ANDREW J
400 HICKORY ST LOT 13
FORT COLLINS, CO 80524

RICE BRUCE
1601 N COLLEGE AVE LOT 284
FORT COLLINS, CO 80524

RICE JEROME C
1601 N COLLEGE AVE LOT 290
FORT COLLINS, CO 80524

RICE WILMA JEAN
1601 N COLLEGE AVE LOT 282
FORT COLLINS, CO 80524

RICHARDSON HENRIETTA A
1601 N COLLEGE AVE LOT 81
FORT COLLINS, CO 80524

RICHEY ADDIE
KILLERMAN CATRINE
301 RIDGEWOOD CT
FORT COLLINS, CO 80524

RICKETSON JAMES H
1601 N COLLEGE AVE LOT 104
FORT COLLINS, CO 80524

RIGGS LOIS J
RIGGS DANIEL B
1601 N COLLEGE AVE LOT 235
FORT COLLINS, CO 80524

RIVAS NORMA V
400 HICKORY ST LOT 52
FORT COLLINS, CO 80524

ROBERTS JERRY A
GARRISON EARL R
1601 N COLLEGE AVE LOT 281
FORT COLLINS, CO 80524

RODRIGUEZ CHRISTY L
RODRIGUEZ MIKE P
400 HICKORY ST LOT 139
FORT COLLINS, CO 80524

RODRIGUEZ ESCAMILLA
GAMALIEL
400 HICKORY ST LOT 56
FORT COLLINS, CO 80524

RODRIGUEZ MIRNA
CANO R MARIA MARTHA
400 HICKORY ST LOT 49
FORT COLLINS, CO 80524

RODRIGUEZ TARIN MARTINA
IBANEZ TREJO NOE ISRAEL
400 HICKORY ST LOT 81
FORT COLLINS, CO 80524

ROJAS EDITH HERNANDEZ
SILVESTRE BELLO
PO BOX 1221
FORT COLLINS, CO 80522

ROMERO ALICIA LOPEZ
400 HICKORY ST LOT 37
FORT COLLINS, CO 80524

ROMERO ANNIE MARIE
1601 N COLLEGE AVE LOT 224
FORT COLLINS, CO 80524

ROSENFELDER PATTI R
1601 N COLLEGE AVE LOT 307
FORT COLLINS, CO 80524

ROSTAD KENNETH O
3630 TERRYRIDGE RD
FORT COLLINS, CO 80524

RUA MARY
1601 N COLLEGE AVE LOT 262
FORT COLLINS, CO 80524

RUIZ CARLOS A JR
1601 N COLLEGE AVE LOT 54
FORT COLLINS, CO 80524

RUPP JULIE A
1601 N COLLEGE AVE LOT 41
FORT COLLINS, CO 80524

RUSH FAMILY LLC
5095 MCINTYRE ST
GOLDEN, CO 80403

SADD MICHELE M
1601 N COLLEGE AVE LOT 234
FORT COLLINS, CO 80524

SAGE DAROLD
1601 N COLLEGE AVE LOT 65
FORT COLLINS, CO 80524

SALVATION ARMY
PO BOX 2369
DENVER, CO 80201

SANTOS SELINA MARIE
RODRIGUEZ CASTILLO VICTOR
MANUEL
400 HICKORY ST LOT 53
FORT COLLINS, CO 80524

SAPIEN JUAN CARLOS
400 HICKORY ST LOT 90
FORT COLLINS, CO 80524

SAUCEDO-ZURICH KATHY
1601 N COLLEGE AVE LOT 306
FORT COLLINS, CO 80524

SCHAEFER CARL M
1601 N COLLEGE AVE LOT 64
FORT COLLINS, CO 80524

SCHMIDT LORETTA DEE
SUAREZ RACHEL
1601 N COLLEGE AVE LOT 305
FORT COLLINS, CO 80524

SERRANO YARICZA
712 SITKA ST
FORT COLLINS, CO 80524

SHAH AZHAR MEHDI
1601 N COLLEGE AVE LOT 366
FORT COLLINS, CO 80524

SHANNON JENNIFER
400 HICKORY ST LOT 125
FORT COLLINS, CO 80524

SHEAMAN GLORIA JEAN
1601 N COLLEGE AVE LOT 243
FORT COLLINS, CO 80524

SHIELDS SANDRA
1601 N COLLEGE AVE LOT 222
FORT COLLINS, CO 80524

SHINE JODY
1601 N COLLEGE AVE LOT 352
FORT COLLINS, CO 80524

SHOLAR DIANE
1601 N COLLEGE AVE LOT 98
FORT COLLINS, CO 80524

SIMONTON KENDALL R
1601 N COLLEGE AVE LOT 253
FORT COLLINS, CO 80524

SKOGLUND PENNELOPE
1601 N COLLEGE AVE LOT 206
FORT COLLINS, CO 80524

SMILIE DENNIS
1232 RED CEDAR CIR
FORT COLLINS, CO 80524

SMITH BARBARA D
400 HICKORY ST LOT 148
FORT COLLINS, CO 80524

SMITH HAWELL DANIEL
LUCERO DONNA KAY
1601 N COLLEGE AVE LOT 79
FORT COLLINS, CO 80524

SMITH SARA L
SMITH CARMEN T HERRERA
1601 N COLLEGE AVE LOT 121
FORT COLLINS, CO 80524

SMOLE SHERRY
COOLEY RANDY
400 HICKORY ST LOT 45
FORT COLLINS, CO 80524

SMYTHE JOHN M
1601 N COLLEGE AVE LOT 364
FORT COLLINS, CO 80524

SNAP BRIGHTON LLC
88 INVERNESS CIR E STE B104
ENGLEWOOD, CO 80112

SNOOK PATRICIA A
1601 N COLLEGE AVE LOT 304
FORT COLLINS, CO 80524

SOLOMON ALBERTA R
1601 N COLLEGE AVE LOT 150
FORT COLLINS, CO 80524

SORTAIS BIRTHE L
COLLINGS KRISTI D
1601 N COLLEGE AVE LOT 214
FORT COLLINS, CO 80524

STAATS ROBERT BRYANT II
1919 EDINBURGH ST
RAWLINS, WY 82301

STACKHOUSE JOHN
OAKLEY BARBARA
1601 N COLLEGE AVE LOT 260
FORT COLLINS, CO 80524

WILLIAM
DILLON CHARLES R
PO BOX 1102
LAPORTE, CO 80535

STATON MARK
STATON SUSAN
1601 N COLLEGE AVE LOT 30
FORT COLLINS, CO 80524

STEVENS SHELLI
1601 N COLLEGE AVE LOT 363
FORT COLLINS, CO 80524

STEWART ISABELLE MARION
1601 N COLLEGE AVE LOT 335
FORT COLLINS, CO 80524

STEWART ROMA K
1601 N COLLEGE AVE LOT 288
FORT COLLINS, CO 80524

STOKES CHRIS ALLEN
1601 N COLLEGE AVE LOT 122
FORT COLLINS, CO 80524

STOUT BOBBY G
STOUT PATRICIA L
400 HICKORY ST LOT 27
FORT COLLINS, CO 80524

STULTZ JOHNNIE KENT/ROSALIE
1601 N COLLEGE AVE LOT 267
FORT COLLINS, CO 80524

SUSSEX JOHN
DAUBERT LOIS
1601 N COLLEGE AVE LOT 143
FORT COLLINS, CO 80524

SWITZER CONSTANCE A
1601 N COLLEGE AVE LOT 344
FORT COLLINS, CO 80524

TEAGER REX A
1601 N COLLEGE AVE LOT 242
FORT COLLINS, CO 80524

TEEGARDEN FRANKLIN
1601 N COLLEGE AVE LOT 213
FORT COLLINS, CO 80524

TEICH ALLEN
TEICH MARY LOU
2659 W 45TH ST
LOVELAND, CO 80538

THIELEN ROBERT A
PO BOX 664
LAPORTE, CO 80535

THOMPSON KATHLEEN M
1601 N COLLEGE AVE LOT 203
FORT COLLINS, CO 80524

THOMPSON PROPERTIES LLC
PO BOX 1167
LAPORTE, CO 80535

TILRAY FORT COLLINS LLC
655 MADISON AVE STE 1900
NEW YORK, NY 10065

TOMLINSON PHILLIP F JR
TOMLINSON SUSAN
1601 N COLLEGE AVE LOT 101
FORT COLLINS, CO 80524

TONGATE LEWANDA LEE
1601 N COLLEGE AVE LOT 7
FORT COLLINS, CO 80524

TOROK GERALDINE L
1601 N COLLEGE AVE LOT 4
FORT COLLINS, CO 80524

TORRES VANESSA
SOTO VICTOR
400 HICKORY ST LOT 115
FORT COLLINS, CO 80524

TORREZ CARMEN
1601 N COLLEGE AVE LOT 6
FORT COLLINS, CO 80524

TREJO ALONSO
RIOS DIANA
400 HICKORY ST LOT 105
FORT COLLINS, CO 80524

TRENT DAVID W
GRENEMYER ALLYNE A
1601 N COLLEGE AVE LOT 314
FORT COLLINS, CO 80524

TROUDT WILLIAM LEE
1601 N COLLEGE AVE LOT 105
FORT COLLINS, CO 80524

TRUDEAU AMY E
1601 N COLLEGE AVE LOT 336
FORT COLLINS, CO 80524

TUPICA AMY
400 HICKORY ST LOT 21
FORT COLLINS, CO 80524

UNION PACIFIC RAILROAD CO
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

UNITED STATES OF AMERICA
BUREAU OF LAND MANAGEMENT
1313 SHERMAN ST
DENVER, CO 80203

VALDEZ FERMIN JR
1601 N COLLEGE AVE LOT 87
FORT COLLINS, CO 80524

VALDEZ LILY
1601 N COLLEGE AVE LOT 14
FORT COLLINS, CO 80524

VALDEZ MARY A/ANDREW D
1601 N COLLEGE AVE LOT 361
FORT COLLINS, CO 80524

VALENCIA RUIZ ANGEL R
400 HICKORY ST LOT 5
FORT COLLINS, CO 80524

VAQUERA RUBEN
VENEGAS SILVINA
400 HICKORY ST LOT 168
FORT COLLINS, CO 80524

VARGAS ROSA MARTINEZ
400 HICKORY ST LOT 62
FORT COLLINS, CO 80524

VEGA LAURA LISA
CHAVEZ MARTIN ADRIAN
SALDIVAR
400 HICKORY ST LOT 95
FORT COLLINS, CO 80524

VENEGAS MAYRA
GONZALEZ HUGO
400 HICKORY ST LOT 171
FORT COLLINS, CO 80524

VENEGAS MIRANDA RODOLFO
400 HICKORY ST LOT 128
FORT COLLINS, CO 80524

VENZOR BRISSA
400 HICKORY ST LOT 154
FORT COLLINS, CO 80524

VENZOR SOCORRO
400 HICKORY ST LOT 108
FORT COLLINS, CO 80524

VENZOR SONIA
400 HICKORY ST LOT 103
FORT COLLINS, CO 80524

VERGARA MERCEDES
400 HICKORY ST LOT 187
FORT COLLINS, CO 80524

VILLALOBOS EVA PEREZ
SILVERIO NICHOLAS
400 HICKORY ST LOT 86
FORT COLLINS, CO 80524

WALKER VALERIE C
1601 N COLLEGE AVE LOT 339
FORT COLLINS, CO 80524

WANDER LLC
6400 SW 107TH ST
PINECREST, FL 33156

WANKIER LANCE
WINGATE SUSAN
3107 SERRANO DR
CARLSBAD, CA 92009

WARES CYNTHIA ANN
WARES JENNIFER RAE
1601 N COLLEGE AVE LOT 337
FORT COLLINS, CO 80524

WEAVER JOHN CRAIG/MONICA
1601 N COLLEGE AVE LOT 140
FORT COLLINS, CO 80524

WEBB DEE
1601 N COLLEGE AVE LOT 67
FORT COLLINS, CO 80524

WEIS MICHAEL LEE
1601 N COLLEGE AVE LOT 137
FORT COLLINS, CO 80524

WENNERSTEN DARLENE
400 HICKORY ST LOT 7
FORT COLLINS, CO 80524

WERTH LUNETTE K
1601 N COLLEGE AVE LOT 244
FORT COLLINS, CO 80524

WEST DONNA
1601 N COLLEGE AVE LOT 259
FORT COLLINS, CO 80524

WEST RODNEY I/SHARON L
DAVIS PATRICIA A
1601 N COLLEGE AVE LOT 19
FORT COLLINS, CO 80524

WEYMOUTH SANDRA MORGAN
400 HICKORY ST LOT 25
FORT COLLINS, CO 80524

WHITE DALE ALBERT
1601 N COLLEGE AVE LOT 273A
FORT COLLINS, CO 80524

WHITZEL CONSTANCE K/BRAD
WILLIAM
1601 N COLLEGE AVE LOT 309
FORT COLLINS, CO 80524

WILLIAMS LORI D
WARREN PAMELA G
1601 N COLLEGE AVE LOT 332
FORT COLLINS, CO 80524

WILSON DANIEL/PEGGY
2828 WAKONDA DR
FORT COLLINS, CO 80521

WILSON RODNEY A
544 N HOLLYWOOD ST
FORT COLLINS, CO 80521

WILSON SARAH
508 SUNRISE DR
LYONS, CO 80540

WINSLOW ANGELEE C
400 HICKORY ST LOT 16
FORT COLLINS, CO 80524

WIRFS VALERIE
1601 N COLLEGE AVE LOT 36
FORT COLLINS, CO 80524

WISE BRIAN
1601 N COLLEGE AVE LOT 24
FORT COLLINS, CO 80524

WOOD JR WILBUR ARTHUR
1601 N COLLEGE AVE LOT 32
FORT COLLINS, CO 80524

WOOD RONALD G/JENNIFER
L/WILLARD E
122 HIBDON CT
FORT COLLINS, CO 80524

WORRELL RICHARD
1601 N COLLEGE AVE LOT 250
FORT COLLINS, CO 80524

WRAY MARK DOUGLAS
1601 N COLLEGE AVE LOT 322
FORT COLLINS, CO 80524

WURST PAMELA C
1601 N COLLEGE AVE LOT 61
FORT COLLINS, CO 80524

YOUNG WILLIAM KENT
1601 N COLLEGE AVE LOT 311
FORT COLLINS, CO 80524

ZAMORA CHAD
400 HICKORY ST LOT 156
FORT COLLINS, CO 80524

ZAMORA FUENTES MONICA
ZAMORA MARIA
400 HICKORY ST LOT 63
FORT COLLINS, CO 80524

ZAMORA FUENTES MONICA
AVALOS A JUAN DANIEL
400 HICKORY ST LOT 184
FORT COLLINS, CO 80524

ZARCO RICHARD
DUMAS RICHELLE/CHRISTOPHER
1601 N COLLEGE AVE LOT 300
FORT COLLINS, CO 80524

ZENDER JACQUELINE D
ZENDER DOUGLAS
1601 N COLLEGE AVE LOT 141
FORT COLLINS, CO 80524

ZEPHYR FORT COLLINS LP
8100 E UNION AVE UNIT 1104
DENVER, CO 80237

ZERVOS CLAUDIA
1601 N COLLEGE AVE LOT 289
FORT COLLINS, CO 80524

ZFH LLC
3501 BAYSHORE RD
FORT COLLINS, CO 80524

ZUNIGA JOSE LUIS
400 HICKORY ST LOT 61
FORT COLLINS, CO 80524

Charlie Meserlian
700 N College Ave
Fort Collins, CO 80524

Dave Garner
1505 N College Ave
Fort Collins, CO 80524

Notice of Appeal

Filed by
Charles Meserlian
February 27, 2024

NOTICE OF APPEAL

Action Being Appealed: Mason Street Infrastructure - ODP Approval

FOR CITY CLERK'S
USE ONLY:

DATE FILED:

INITIALS:

Date of Action: 02/15/2024 Decision Maker: Planning & Zoning Commission

REC'D BY CITY CLERK
FEB27'24PM3:57

Appellant/Appellant Representative (if more than one appellant):

Name: Charles Mesulian Phone #: 970-490-1251
Address: 700 No. College Ave Email: FTCTALKERS@YAHOO.COM
St. Louis Co. 80524

INSTRUCTIONS

For each allegation marked below, attach a separate summary of the facts contained in the record which support the allegation of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

GROUND FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):

- Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:

LUC Division 3.3.2(d)(5) - Stormwater Drainage
Subsequent MUC Section 26-543(a)(4) - Master Drainage Plan: Dry Creek Basin
Subsequent MUC Section 26-544(a) - Conformity with master plan of the storm water facilities

Failure to conduct a fair hearing in that:

- (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [New evidence not allowed]
- (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [New evidence not allowed]
- (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [New evidence allowed]
- (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [New evidence allowed]
- (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [New evidence allowed]

NEW EVIDENCE

All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

APPELLANTS

Parties-in-interest have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: 	Date: 2-27-24
Name: Charles Mesutian	Email: FTL TRUCKS@YAHOO.COM
Address: 700 N. College St Concord	Phone #: 970-490-1251
Describe how you qualify as a party-in-interest:	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

Appeal of approval for the Mason Street Infrastructure – Overall Development Plan on the basis that the Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading.

Here are the codes in reference:

Land Use Code Division 3.3.2(D)(5) – *Stormwater Drainage*. The applicant shall provide stormwater facilities and appurtenances as required by Section 26-544 of the City Code and, where applicable, such facilities shall conform to Section 10-37 of the City Code.

Subsequent Sections:

Municipal Code Section 26-543(a)(4) – *Master Drainage Plans: Dry Creek Basin*:

- Dry Creek Master Plan, prepared by URS Corporation, Inc., dated December 2002;
- Stormwater Quality and Stream Restoration Update to the Dry Creek Basin Stormwater Master Drainage Plan, prepared by Ayres Associates, dated October 2012.

Municipal Code Section 26-544(a) - Prior to the final approval of the plat of any subdivision, or prior to commencement of construction upon any lot or parcel of land for which a drainage report and construction plan for the installation of stormwater facilities has not been prepared and approved by the City, the owners of the property being subdivided or upon which construction is being commenced shall, at such owners' cost, prepare a detailed drainage report and construction plans for the installation of all stormwater facilities required for such subdivision or lot, including any off-site facilities required to convey stormwater to existing drains, channels, streams, detention ponds or other points, all in conformity with the master plan of the stormwater basins, the Fort Collins Stormwater Criteria Manual adopted pursuant to § 26-500, and the Water Utilities Development Construction Standards adopted pursuant to § 26-29.

Throughout the “Overall Drainage Report – Mason Street Infrastructure”, prepared by Northern Engineering, dated December 15th, 2023, it is stated that the “regional” pond proposed is an interim pond that will account for the existing detention volume in addition to the developments required detention volume. The drainage report acknowledges that “notable offsite-runoff passes directly through the project site. It will not be quantified with the interim drainage design...” It also states that “Fort Collins will provide analysis of the upstream basins and the design of the ultimate regional Detention Pond.” During the Staff presentation for the Mason Street Infrastructure Overall Development Plan (ODP), it was stated that there is plenty of space for the

ultimate regional detention pond. It is believed that this is grossly misleading since there is no evidence or analysis provided to reference that the ultimate regional pond is feasible with the proposed ODP improvements.

An Overall Development Plan (ODP) is the groundwork or masterplan for future development. Without knowing what all entails the requirements of the regional pond, dependent on upstream analysis provided by the City of Fort Collins, this should be considered an incomplete masterplan or incomplete ODP for future developments to reference. There is no evidence provided that the ultimate regional pond is achievable. It is necessary to provide this analysis and evidence at the ODP level to ensure a guarantee to the upstream property owners, stakeholders, that a regional benefit could be satisfied.

AVISO DE APELACIÓN

Infraestructura de Mason Street - Aprobación del ODP

PARA USO EXCLUSIVO DEL SECRETARIO MUNICIPAL
FECHA DE PRESENTACIÓN:
INICIALES: REC'D BY CITY CLERK
FEB27'24PM3:57

Medida apelada:

Fecha de la medida: 02/15/2024 Responsable de la toma de decisiones: Comisión de Planificación y Zonificación

Apelante/Representante del apelante (si hay más de un apelante):

Nombre: Charles Mesulian Teléfono: 970-490-1251
Dirección: 700 No. College Ave Correo electrónico: FTD TALKERS@YAHOO.COM
St. Louis Co. 80524

INSTRUCCIONES

Para cada acusación marcada a continuación, adjunte un resumen separado de los hechos que se encuentran en el expediente que respaldan la alegación de no más de dos páginas, fuente Times New Roman de 12 puntos. Vuelva a exponer la acusación en la parte superior de la primera página de cada resumen.

MOTIVOS PARA LA APELACIÓN

El responsable de la toma de decisiones cometió uno (1) o más de los siguientes errores (marque todos los que correspondan):

- No interpretó ni aplicó correctamente las disposiciones pertinentes del Código de la Ciudad, el Código de Uso del Suelo (LUC) y los estatutos. Mencione aquí las disposiciones pertinentes del Código o de los estatutos, por sección específica y subsección/subpárrafo:

División 3.3.2(d)(5) del LUC: Drenaje de aguas pluviales
Sección 26-543(a)(4) de MUG subsiguiente: Plan maestro de drenaje: Ory Creek Basin
Sección 26-544(a) de MUG subsiguiente: Conformidad con el plan maestro de las instalaciones de aguas pluviales
- Falta de celebración de una audiencia imparcial sobre el hecho de que:
- (a) La Junta, la Comisión u otro responsable de la toma de decisiones se excedió en su autoridad o jurisdicción según lo dispuesto en el Código o los estatutos. [Nueva evidencia no permitida]
- (b) La Junta, la Comisión u otro responsable de la toma de decisiones ignoró sustancialmente sus reglas de procedimiento previamente establecidas. [Nueva evidencia no permitida]
- (c) La Junta, la Comisión u otro responsable de la toma de decisiones consideró que las pruebas que respaldaban sus conclusiones eran sustancialmente falsas o muy engañosas. [Se permiten nuevas evidencias]
- (d) La Junta, la Comisión u otro responsable de la toma de decisiones omitieron indebidamente presentar todas las evidencias pertinentes ofrecidas por el apelante. [Se permiten nuevas evidencias]
- (e) La Junta, la Comisión u otro responsable de la toma de decisiones estaba sesgado en contra del apelante por razón de un conflicto de intereses u otra relación comercial, personal o social cercana que interfería con la independencia para juzgar del responsable de la toma de decisiones. [Se permiten nuevas evidencias]

NUEVAS EVIDENCIAS


Todas las evidencias nuevas que el apelante desee que el Concejo considere en la audiencia sobre la apelación deben presentarse al secretario municipal dentro de los siete (7) días calendario posteriores a la fecha límite para presentar un Aviso de apelación y deben estar marcadas con claridad como evidencias nuevas. No se recibirán nuevas evidencias en la audiencia en apoyo de estas acusaciones, a menos que se presenten al secretario municipal antes de la fecha límite (7 días después de la fecha límite para presentar la apelación) o se ofrezcan en respuesta a las preguntas planteadas por los concejales en la audiencia.

APELANTES

Las partes interesadas tienen derecho a presentar una apelación.

Una parte interesada es una persona u organización que tiene legitimación para apelar la decisión final de una junta, comisión u otro responsable de la toma de decisiones. Dicha legitimación para apelar se limita a lo siguiente:

- El solicitante.
- Cualquier persona que posea u ocupe la propiedad que fue objeto de la decisión tomada por la junta, comisión u otro encargado de tomar decisiones.
- Cualquier persona que haya recibido el aviso enviado por correo o que haya hablado en la audiencia de la junta, comisión u otra persona encargada de tomar decisiones.
- Cualquier persona que haya proporcionado comentarios por escrito al personal municipal correspondiente para que los entregue a la junta, comisión u otro responsable de la toma de decisiones antes o durante la audiencia sobre el asunto que se está apelando.
- Un integrante del Concejo Municipal.

Firma: 	Fecha: 2-27-24
Nombre: Charles Mesurion	Correo electrónico: FIC TRUCKS@YAHOO.COM
Dirección: 700 N. College St. Corvallis	Teléfono: 970-490-1251
Describa cómo califica como parte interesada:	

Firma:	Fecha:
Nombre:	Correo electrónico:
Dirección:	Teléfono:
Describa cómo califica como parte interesada:	

Firma:	Fecha:
Nombre:	Correo electrónico:
Dirección:	Teléfono:
Describa cómo califica como parte interesada:	

ADJUNTE HOJAS DE FIRMA ADICIONALES SI ES NECESARIO

Apelación de la aprobación del Plan general de desarrollo de la infraestructura de Mason Street sobre la base de que la Junta, la Comisión u otro responsable de la toma de decisiones consideró evidencia relevante para sus conclusiones que era sustancialmente falsa o muy engañosa.

Estos son los códigos de referencia:

División 3.3.2(0)(5) del Código de Uso de la Tierra: *Drenaje de aguas pluviales*. El solicitante deberá proporcionar instalaciones y accesorios de aguas pluviales, según lo requerido por la sección 26-544 del Código de la Ciudad y, cuando corresponda, dichas instalaciones deberán cumplir con la sección 10-37 del Código de la Ciudad.

Secciones posteriores:

Sección 26-543(a)(4) del Código Municipal: *Planes maestros de drenaje: Dry Creek Basin*:

- Plan maestro de Dry Creek, preparado por URS Corporation, Inc., con fecha de diciembre de 2002.
- Actualización de la calidad de las aguas pluviales y restauración de arroyos al Plan maestro de drenaje de aguas pluviales de Dry Creek Basin, preparado por Ayres Associates, con fecha de octubre de 2012.

Sección 26-544(a) del Código Municipal: antes de la aprobación final del plano catastral de cualquier subdivisión o antes del comienzo de la construcción en cualquier lote o parcela de terreno para el cual la Ciudad no haya preparado ni aprobado un informe de drenaje y un plan de construcción para la instalación de aguas pluviales, los propietarios de la propiedad que se subdivide o sobre la cual se inicia la construcción deberán, a costo de dichos propietarios, preparar un informe detallado de drenaje y planes de construcción para la instalación de todas las instalaciones de aguas pluviales requeridas para dicha subdivisión o lote, incluidas las instalaciones fuera del sitio requeridas para transportar aguas pluviales a desagües, canales, arroyos, estanques de retención u otros puntos existentes, todo de conformidad con el plan maestro de las cuencas de aguas pluviales, el Manual de Criterios de Aguas Pluviales de Fort Collins adoptado de conformidad con la sección 26-500, y los estándares de construcción para el desarrollo de servicios públicos de agua adoptados de conformidad con la sección 26-29.

A lo largo del "Informe general de drenaje: infraestructura de Mason Street", elaborado por Northern Engineering, con fecha del 15 de diciembre de 2023, se afirma que el estanque "regional" propuesto es un estanque provisional que representará del volumen de retención existente además del volumen de retención requerido por los desarrollos. El informe de drenaje reconoce que "la escorrentía notable fuera del sitio pasa directamente a través del sitio del proyecto. No se cuantificará con el diseño de drenaje provisional...".

También establece que "Fort Collins proporcionará un análisis de las cuencas aguas arriba y el diseño del estanque de retención regional definitivo". Durante la presentación del personal para el Plan de desarrollo general (ODP) de la infraestructura de Mason Street, se indicó que hay mucho espacio para el estanque de retención regional definitivo. Se cree que esto es muy engañoso, ya que no se proporcionan pruebas ni análisis que hagan referencia a que el estanque regional definitivo sea factible con las mejoras propuestas para el ODP.

Un Plan de desarrollo general (ODP) es la base o plan maestro para el desarrollo futuro. Sin saber lo que implican los requisitos del estanque regional, que depende del análisis aguas arriba proporcionado por la ciudad de Fort Collins, esto debe considerarse un plan maestro incompleto o un ODP incompleto para futuros desarrollos como referencia. No hay pruebas de que se pueda lograr el estanque regional definitivo. Es necesario proporcionar este análisis y evidencia a nivel del ODP para asegurar una garantía a los propietarios de propiedades aguas arriba, a las partes interesadas, de que se podría satisfacer un beneficio regional.

Staff Report
(with attachments)

Presented to the
Planning & Zoning Commission
February 15, 2024

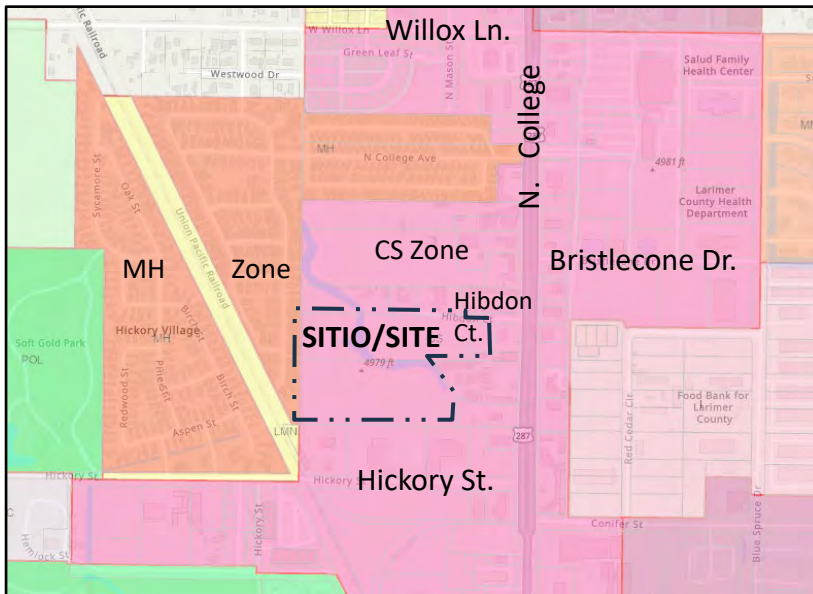
Planning and Zoning Commission Hearing February 15, 2024

Mason Street Infrastructure Overall Development Plan

Summary of Request

This is a proposed Overall Development Plan (ODP), #ODP230001, for infrastructure improvements associated with a new segment of North Mason Street extending south from Hibdon Court.

Zoning Map



Next Steps

The ODP sets the stage for subsequent Project Development Plans (PDPs).

Location

Hibdon Court and the existing access drive on a North Mason Street alignment north of Hickory Street in the North College Corridor. Parcel #'s 9702100918 and 9702100007.

Property Owner

North College 1311, LLC
262 E. Mountain Avenue
Fort Collins, Colorado 80524

Applicant/Representative

Klara Rossouw
Ripley Design Inc.
419 Canyon Avenue Ste. 200
Fort Collins, CO 80521

Staff

Clark Mapes, City Planner

Contents

- 1. Project Introduction 2
- 2. Land Use Code Article 2 5
- 3. Land Use Code Article 3 8
- 4. Land Use Code Article 4 8
- 5. Findings of Fact/Conclusion 8
- 6. Recommendation 8
- 7. Attachments 8

Staff Recommendation

Approval of the ODP.

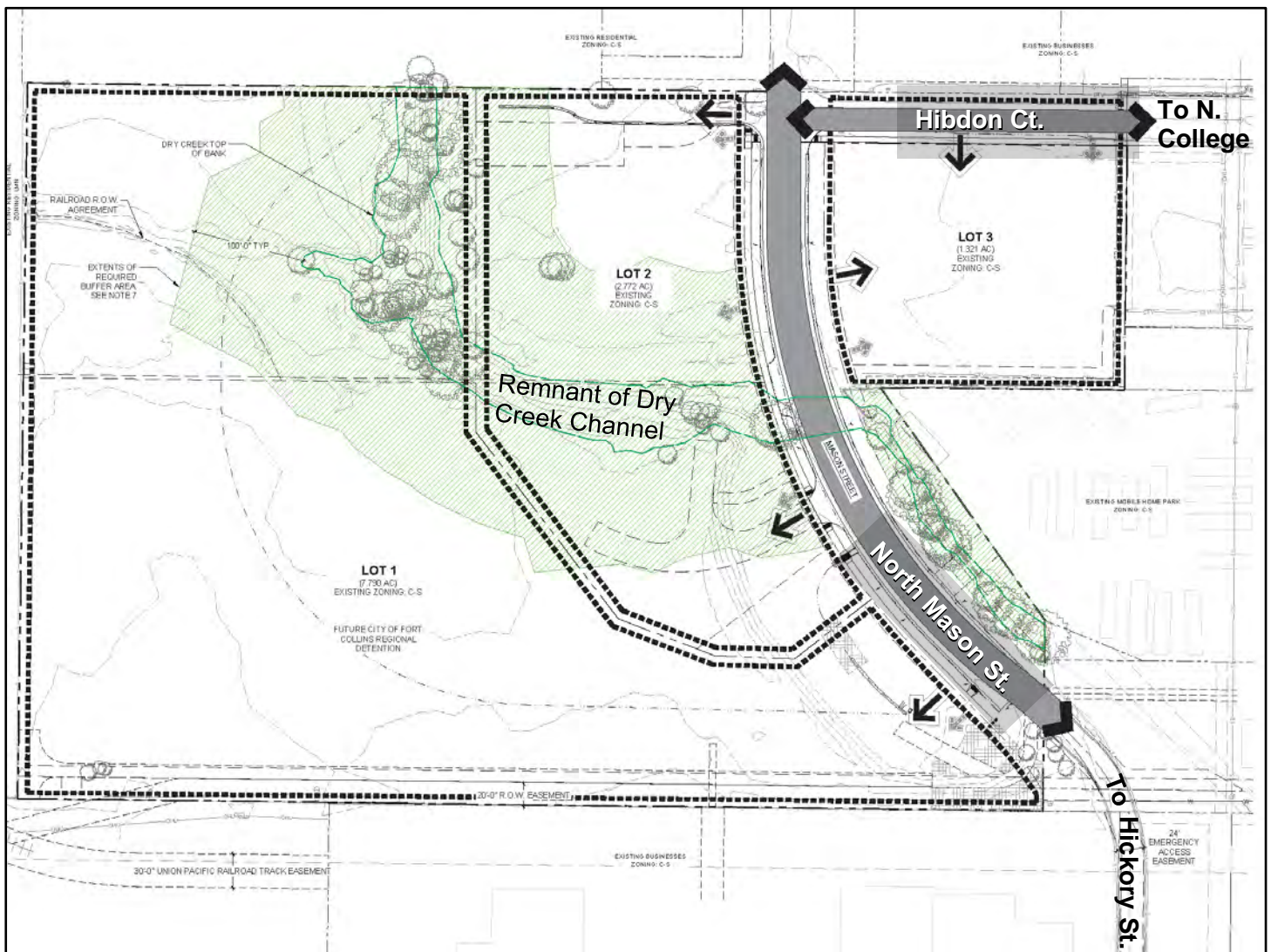
1. Project Introduction

A. PROJECT DESCRIPTION

The purpose of this proposed ODP is to guide pending and future development plans by outlining some key parameters for any development on the subject property.

The property currently comprises two unplatted land parcels. The ODP outlines reconfiguration of the existing parcels into 3 future lots and right-of-way (ROW) for a segment of a future North Mason Street, to be created in a future subdivision plat. The parcel reconfiguration and a drainage plan provide for a planned regional stormwater detention facility, and for a developable lot with additional street frontage.

The plan provides a framework for vehicular access points and pedestrian connectivity, and identifies a significant natural feature -- a remnant of the original Dry Creek channel -- that will need to be addressed in detail in any subsequent Project Development Plans.



The proposed street right-of-way represents improvement of a segment of an existing 24-foot drive in an access easement, which is a step toward long-planned retrofitting of Mason Street into the area along with drainage and utility infrastructure.



The reconfiguration of land parcels as shown in the ODP involves a transaction between the owners of the two existing parcels—the applicant and the City. Negotiation of a beneficial configuration has involved significant exploration of stormwater drainage and detention needs, and implications of a natural habitat buffer zone for Dry Creek which would be required in any development.

B. DEVELOPMENT STATUS/BACKGROUND

1. Annexation and Planning

The land was annexed as part of the 1959 North College Annex. The North College corridor area had been divided into multiple parcel ownership in private transactions through the first half of the 20th century. Parcels along the west side of North College were developed with a commercial strip of buildings along the highway with full-movement vehicle access to every parcel and no defined edge improvements or coordinated drainage system. Original ad hoc development included little to no attention to rear areas behind the highway frontage in terms of infrastructure or development.

Retrofitting an extension of Mason Street west of North College Avenue has been an important part of planning for the evolving North College corridor since the first North College Corridor Plan in 1995.

Extensive City planning and related investment since that time has led to numerous incremental improvements in the corridor plan area including a drainage master plan and a 2016 North College Improvements capital project that built a drainage system along the highway, sidewalks, curbs and gutters, medians, and the existing access drive. The drive exists in an access easement.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Service Commercial (CS)	Service Commercial (CS)	Service Commercial (CS)	Manufactured Housing (MH)
Land Use	Two houses, auto repair with outdoor storage, Montclair mobile homes with outdoor storage	Industrial operations (steel supply)	Commercial buildings along the highway, Stonecrest mobile homes	Hickory Village Manufactured Housing Development

3. Dry Creek

An isolated remnant of Dry Creek runs across the subject property. Dry Creek was a significant tributary of the Poudre River prior to settlement of the area in the late 1800s and early land development in what is now the North College corridor. Its drainage basin extends 20 miles north of the city. Original development of the North College corridor was built up across the channel and floodplain, virtually eliminating the channel and most evidence of it. A few small remnants of the channel still exist, and one of those runs through the subject property. A major City capital project upstream removed the floodplain in 2006.



2. Comprehensive Plan

A. CITY PLAN (2019)

City Plan is the comprehensive plan for the City of Fort Collins. It provides a forward-looking vision and overall policy framework for land use and transportation citywide. Land Use Code standards then implement policy direction in *City Plan*. Policy is not regulatory in the manner of the Land Use Code, but staff still considers pertinent policy direction when it aids interpretation of the standards in the review of development proposals.

B. NORTH COLLEGE CORRIDOR PLAN (2006)

The *North College Corridor Plan* is a related element of City Plan with much more specific, pertinent policy direction tailored to the circumstances of the area. It specifically describes the need to evolve a more complete network of streets, drives, and alleyways serviced by public access and utilities, behind the highway frontage. It emphasizes the need to adapt citywide standards to fit specific circumstances when retrofitting streets into existing developed and partially developed areas.

Relatedly, it explains that “Almost any (re)development project has multiple infrastructure needs and one requirement leads to another, all the way down to the lack of a drainage system for the entire area. While a drainage system is not an end in itself, it is perhaps the first priority in land development.” It explains the issue and need in detail, and notes that a drainage system report was completed in the same time frame as the corridor plan.

And likewise, it explains the need and issues related to other utility infrastructure which is aging or lacking.

A number of infrastructure improvements have been completed consistent with the plan since 2006, with one example being the alley-like access drive which will become a segment of North Mason Street.

The proposed ODP is directly consistent with the corridor plan.

3. Land Use Code Article 2

A. DIVISION 2.2 – DEVELOPMENT REVIEW PROCEDURES

Applicable Code Standard	Summary of Code Requirement and Staff Analysis	Staff Findings
2.2.1-2.2.8 Procedural Steps	<p>These subsections outline the required steps for processing development applications. Pertinent steps have been:</p> <p>Preliminary Design Review</p> <p>A Preliminary Design Review meeting for the original concept for infrastructure and a Fort Collins Rescue Mission development held on 10/14/22.</p> <p>First Submittal</p> <p>The application was submitted on May 26, 2023.</p> <p>Neighborhood Meeting</p> <p>A neighborhood meeting was held May 10, 2023.</p> <p>Notice (Posted, Written and Published)</p> <p>Posted Notice: Sign posted June 7, 2023, Sign #740.</p> <p>Written Hearing Notice: January 31, 2024, 234 addresses mailed.</p> <p>Published Hearing Notice: Scheduled for February 4, 2024.</p>	Complies

B. DIVISION 2.3 - OVERALL DEVELOPMENT PLAN

Division 2.3 contains the standards for ODPs.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
2.3.1 Purpose	The purpose of the overall development plan (ODP) is to establish general planning and development control parameters for projects that will be developed in phases with multiple development plan submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an overall development plan does not establish any right to develop property in accordance with the plan.	Complies

<p>2.3.2 (H)(1) and (3)-(6)</p>	<p>An ODP must comply with the following pertinent criteria, slightly paraphrased:</p> <p>(1) The plan shall be consistent with the permitted uses and pertinent zone district standards in Article 4 and pertinent general development standards in Article 3 that can be applied at the level of detail required for an overall development plan submittal.</p> <ul style="list-style-type: none"> • The ODP does not indicate land uses. • It indicates street improvements consistent with standards for vehicular, pedestrian, and bicycle access in Article 3 at an appropriate level of detail. • It indicates drainage and stormwater detention improvements, and utilities that would be needed to enable development, at an appropriate level of detail. <p>(3) The plan shall conform to the Master Street Plan requirements and street pattern/connectivity standards, and demonstrate how the development, when fully constructed, will meet the Transportation Level of Service Requirements in Section 3.6.4, with submittal of a Master Plan Level Transportation Impact Study (TIS).</p> <ul style="list-style-type: none"> • The Mason Street improvements help to fulfill the Master Street Plan. • A TIS was prepared, reviewed and accepted by staff. It uses certain assumptions for land use including a homeless shelter along the lines of the proposed shelter. Its conclusions are not dependent on the exact uses that may be developed because the additional trips have little or no impact on the operations of the study intersections when compared to the background scenario. Relatedly, it concludes that the Master Street Plan identifies Mason Street as a collector, however the study indicates that projected volumes are well below the capacity threshold and can be accommodated with a local street cross-section unless significant development occurs beyond the assumptions. <p>(4) The plan shall provide for the location of transportation connections to adjoining properties in such manner as to ensure connectivity into and through the overall development plan site from neighboring properties for vehicular, pedestrian and bicycle movement.</p> <ul style="list-style-type: none"> • The two streets and an existing unpaved drive access to a mobile home development on the east provide this connectivity. • No new connections are feasible due to physical conditions around the site comprising existing development, the large stormwater detention pond, the natural habitat buffer zone for Dry Creek, and a railroad spur and power transmission corridor along the south edge of the plan. <p>(5) The plan shall show the general location and approximate size of any natural habitats and features and shall indicate a proposed rough estimate of the natural area buffer zones pursuant to code Section 3.4.1(E) which governs the buffer zones.</p> <ul style="list-style-type: none"> • An Environmental Characterization Study (ECS) was by a professional firm. The study is attached. • A remnant of Dry Creek is a prominent natural feature that runs across the site. The Ecological Characterization Study suggests that drainage has not been present on the property in a long time as no riparian vegetation 	<p>Complies</p>
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	<p>is found in the area. Rather, the majority of the vegetation that is present comprises upland species. Wildlife use of the site is low due to the surrounding urban development, seasonal mowing, and dominance by non-native species.</p> <ul style="list-style-type: none"> Any impacts to the habitat will be addressed at the time of a subsequent PDP. A tree inventory, and any needed tree mitigation plans will be included in any PDP review process <p>(6) The plan shall be consistent with the appropriate Drainage Basin Master Plan.</p> <ul style="list-style-type: none"> The ODP incorporates crucial parameters for master planned regional detention at an appropriate level of detail. The reconfiguration of the two existing parcels reflects the parameters. 	
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4. Land Use Code Article 3

Article 3 standards do not apply to ODP's except for the few references found in Section 2.3, as explained above.

5. Land Use Code Article 4

No Article 4 zone district standards are pertinent to the ODP.

6. Findings of Fact/Conclusion

In evaluating the request for the Mason Street Infrastructure Overall Development Plan #ODP230001, staff makes the following findings of fact and conclusions:

- The Overall Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- The Overall Development Plan complies with the applicable standards for Overall Development Plans which are located in Division 2.3 of the Land Use Code.

7. Recommendation

Staff recommends that the Planning and Zoning Commission approve the Mason Street Infrastructure Overall Development Plan #ODP230001, based on the Findings of Fact and supporting explanations found in the staff report.

8. Attachments

- Applicant Narrative
- Overall Development Plan Set
- Ecological Characterization Study
- Traffic Impact Study
- Staff Presentation
- Applicant Presentation



Mason Street Infrastructure | Overall Development Plan Project Narrative

May 24th, 2023
Revised January 22nd, 2024

Past Meeting Dates:

Preliminary Design Review: October 12th, 2022
Neighborhood Meeting: May 5th, 2023

Applicant: 1311 N. College, LLC.

General Information:

The Mason Street Overall Development Plan (ODP) is located in the North College Corridor along Mason Street between Hibdon Court and Hickory Lane. The site currently exists as two parcels, one of which is owned by 1311 N College LLC, and the other, City of Fort Collins. The existing zoning for the two parcels is Community Service District (C-S), and no changes to the zoning are being proposed. As part of the ODP, the existing parcels are being reconfigured into 3 lots to benefit the future detention volumes needed for the regional detention facility, and provide additional lot frontage along Mason for future development.

The Mason Street ODP provides framework for potential vehicular access points, pedestrian connectivity, and identified significant natural features that should be addressed in detail with subsequent Project Development Plans (PDP). Mason Street and Hibdon Court are considered and noted as part of the required public roadways.

As required per the Land Use Code, any site-specific information such as parking, buildings, use, etc. will be evaluated with subsequent Project Development Plan submittals.

Transportation Improvements

With the ODP, 71' of Right-of-Way (R.O.W) is noted for the future of Mason Street. The ultimate R.O.W will accommodate a widened sidewalk, a tree lawn, a designated bike lane, and two vehicular drive lanes. A traffic study was conducted and is submitted with this proposal. For each of the new lots, vehicular and pedestrian access points are identified in relationship to the proposed roadways.

Neighborhood Meeting Summary:

A neighborhood meeting was held for the ODP. Several people attended the meeting both in-person and virtually, and the tone was that of curiosity and general interest. Most comments related to detention and tie-in to the surrounding infrastructure, and how Mason Street would be aligned in the future. Specific comments related to Mason Street along our property frontage noted a desire for a bicycle and pedestrian friendly street section.



ODP Site Design:

Although no site-specific information is proposed with this ODP, it is noted that there is a habitat feature located in the center of the site in the north associated with the Dry Creek Drainage. The Ecological Characterization Study suggests that drainage has not been present on the property in a long time as no riparian vegetation is found in the area. Interestingly, the majority of the vegetation that is present on site are upland species.

Any impacts to the habitat shall be addressed at the time of a subsequent PDP submittal for on-site work. A tree inventory, and any needed tree mitigation plans will be provided during the PDP review process.

The ODP is proposing to improve the regional sanitation line and the regional water line. An 8" water line will be installed in Mason Street and connect the existing water lines in Hibdon Court and Hickory Street. A 12" sanitary line will also be installed from north to south along Mason Street. The 12" sanitary line will connect at Hibdon Court and run south and tie into an existing manhole which is in a 20' Utility Easement just east of Lot 2. These sanitary and water line alignments follow the concepts laid out in the City's Mason Street Master Plan.

Phasing:

Regarding the future uses of the property, the intent of the ODP is for the land to be developed as separate proposals and at different times. Currently the timeline and phasing of future development is uncertain.

Comment Response Letter:

A copy of the letter received at Preliminary Design Review in October is submitted along with this first round package. The comment responses reflect those that are specific to this ODP, and the infrastructure package. Any comments related to buildings and site-specific design will be addressed when subsequent PDPs are submitted.



NOTES

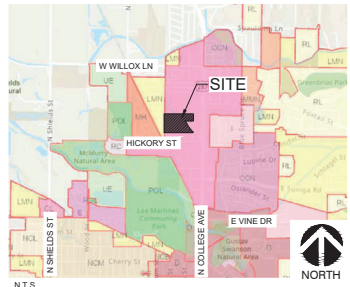
- THE PURPOSE OF THE OVERALL DEVELOPMENT PLAN IS TO ESTABLISH GENERAL PLANNING AND DEVELOPMENT CONTROL PARAMETERS FOR PROJECTS THAT WILL BE DEVELOPED IN PHASES WITH MULTIPLE SUBMITTALS WHILE ALLOWING SUFFICIENT FLEXIBILITY TO PERMIT DETAILED PLANNING IN SUBSEQUENT SUBMITTALS. APPROVAL OF AN OVERALL DEVELOPMENT PLAN DOES NOT ESTABLISH ANY VESTED RIGHT TO DEVELOP PROPERTY IN ACCORDANCE WITH THE PLAN.
- THE MASON STREET OVERALL DEVELOPMENT PLAN IS PLANNED TO BE MIXED USE DEVELOPMENT; AND THE PARCELS SHALL CONSIST OF USES ALLOWABLE IN THE COMMERCIAL SERVICE (C-S) ZONE DISTRICT PER THE LAND USE LUC SEC 4.29. AS CHANGES OCCUR IN THE REQUIREMENTS OF THE OVERALL DEVELOPMENT, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN. THE DEVIATIONS ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF THE DEVELOPMENT AT THIS TIME, AS CHANGES OCCUR IN THE REQUIREMENTS OF THE OVERALL DEVELOPMENT PLAN, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN.
- FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY THE Poudre FIRE AUTHORITY STANDARDS.
- BOUNDARY CONNECTIONS SHALL BE IN COMPLIANCE WITH APPLICABLE LAND USE CODE AND LARIMER COUNTY URBAN AREA STREET STANDARDS IN PLACE AT THE TIME OF DEVELOPMENT APPLICATION SUBMITTAL UNLESS MODIFICATIONS AND/OR ENGINEERING VARIANCES ARE APPROVED.
- ALL DEVELOPMENT MUST COMPLY WITH APPLICABLE STANDARDS CONTAINED IN THE LAND USE CODE ARTICLE 3, CITY CODE CHAPTER 10 AT THE TIME OF APPLICATION FOR A PROJECT DEVELOPMENT PLAN.
- THIS OVERALL DEVELOPMENT PLAN SHOWS THE GENERAL LOCATION AND APPROXIMATE SIZE OF ALL HABITATS AND FEATURES WITHIN ITS BOUNDARIES, AND THE ROUGH ESTIMATE OF THE REQUIRED NATURAL AREA BUFFER ZONES. ANY SUBSEQUENT DEVELOPMENT REVIEW APPLICATIONS SHALL BE SUBJECT TO THE REQUIREMENTS OF LAND USE CODE SECTION 3.4.1 AND THE PERFORMANCE STANDARDS OUTLINED THEREIN.
- PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONES.

SITE DATA

LOT	ZONE DISTRICT	APPROXIMATE GROSS AREA (ACRES)
1	SERVICE COMMERCIAL (C-S)	7.790
2	SERVICE COMMERCIAL (C-S)	2.772
3	SERVICE COMMERCIAL (C-S)	1.321
TOTAL:		11.88

NOTE: BUSINESS TYPES, HEIGHT AND FLOOR AREA SHALL COMPLY WITH CURRENT ZONING REGULATIONS AT TIME OF DEVELOPMENT. LAND USE ACRES MAY CHANGE BASED ON FUTURE POP SUBMITTALS. OPEN SPACE AREA WILL CONFORM WITH CURRENT LAND USE CODE AND REGULATIONS AT TIME OF PROJECT DEVELOPMENT PLAN SUBMITTAL.

VICINITY MAP



MASON STREET
ODP SUBMITTAL

FORT COLLINS, CO
PREPARED BY:



LAND PLANNER
RIPLEY DESIGN INC.
Klara Rossouw
410 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER/APPLICANT
NORTH COLLEGE 1511, LLC
262 E. Mountain Ave.
Fort Collins, CO 80524
p. 970.490.2626

ENGINEER
NORTHERN ENGINEERING
Blaine Matheson
801 N. Hines St, Suite 100
Fort Collins, CO 80521
p. 970.221.4168

LEGEND

- ODP BOUNDARY
- PARCEL BOUNDARIES
- EXISTING TREES
- ← FUTURE PUBLIC STREET
- TOP OF BANK
- ← VEHICULAR ACCESS POINT
- ← PEDESTRIAN ACCESS POINT

UTILITY LEGEND

- FO --- FIBER OPTIC
 - G --- GAS
 - SD --- STORM DRAIN
 - SS --- SANITARY SEWER
 - T --- TELEPHONE
 - UE --- UNDERGROUND ELECTRIC
 - W --- WATER LINE
 - OUL --- OVERHEAD UTILITY LINE
 - CTV --- CABLE TV LINE
- UTILITIES SHOWN FOR REFERENCE ONLY

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20____.

DIRECTOR SIGNATURE _____

OWNER'S CERTIFICATE

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS 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.

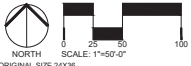
OWNER (SIGNED) _____ Date _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ A.D. 20____ BY _____

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL



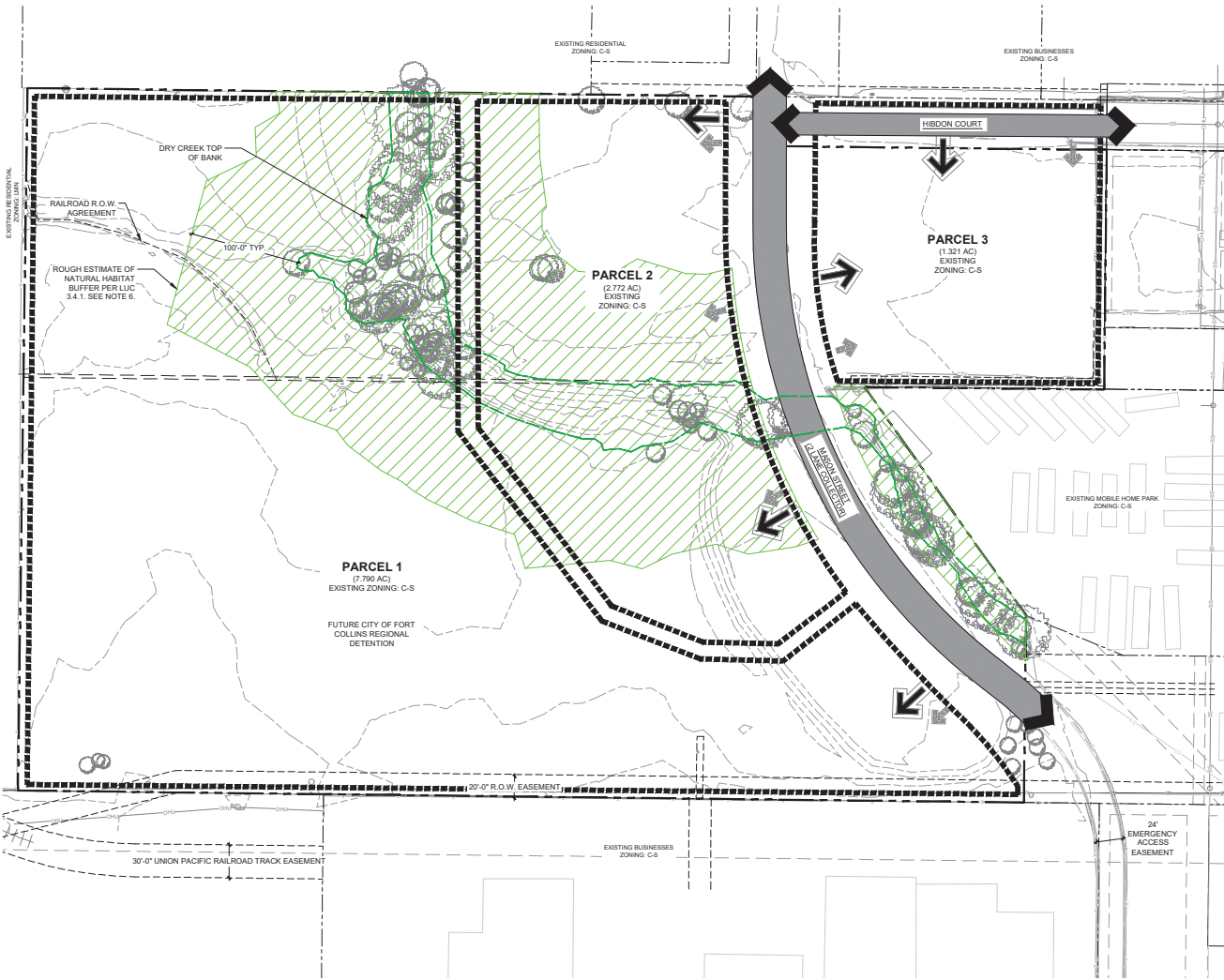
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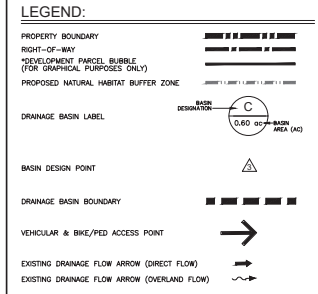
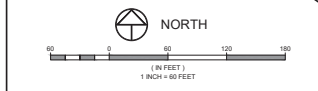
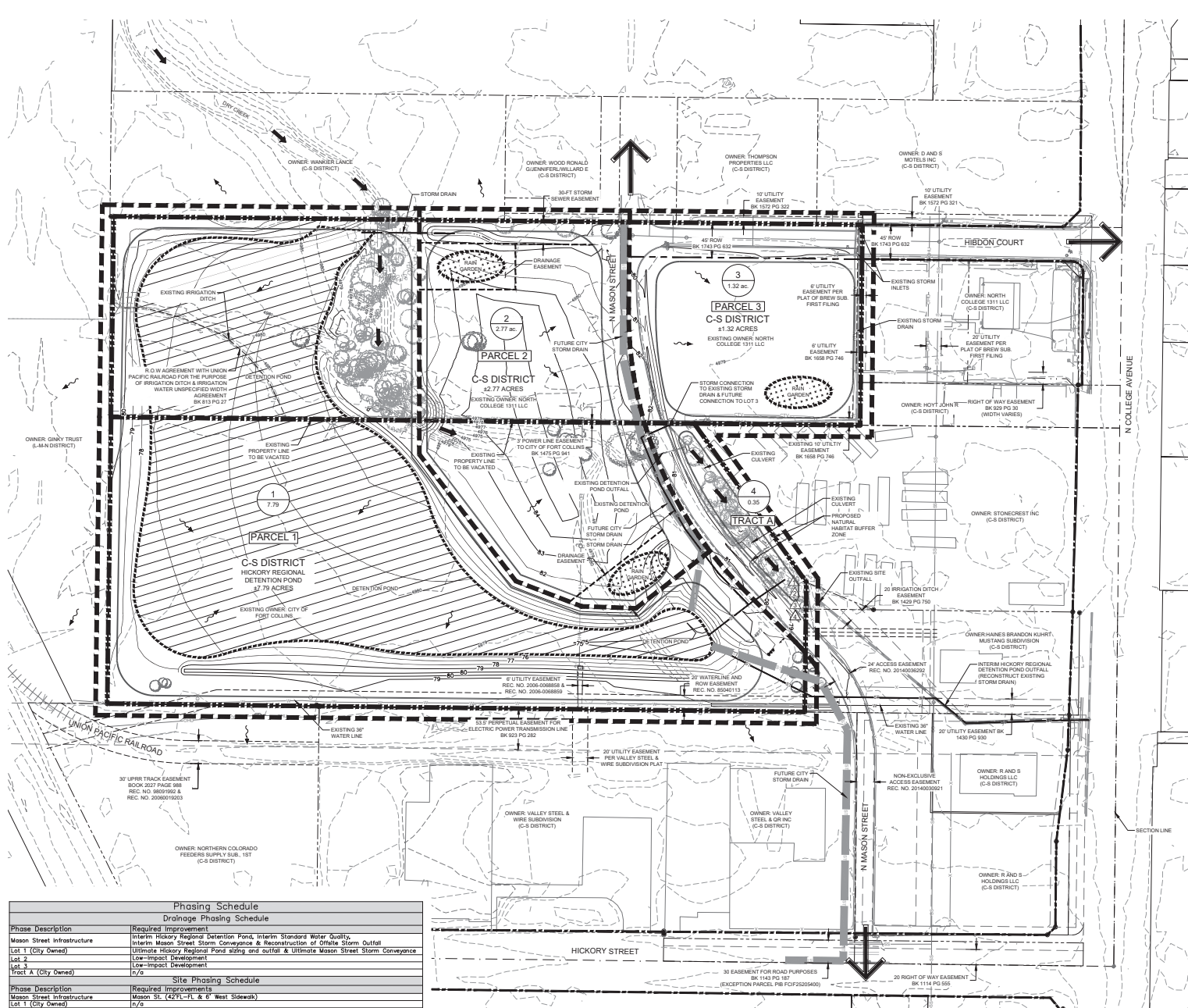
No.	DESCRIPTION	DATE
01	ODP	05/04/2023

ODP SITE PLAN



PROJECT No. 023-008
DRAWN BY: LD
REVIEWED BY: KR
DRAWING NUMBER:





- NOTES:**
- ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM, NAVD83. SEE OVERALL DEVELOPMENT PLAN FOR BENCHMARK REFERENCES.
 - ACCESS POINTS SHOWN ON THE COP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE FOP PROCESS. TWO POINTS OF FIRE ACCESS HAVE BEEN PLANNED TO SERVE DEVELOPMENT.
 - PLANNING AREA ACREAGE AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING.
 - PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
 - REFER TO COP AND OVERALL DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

Phasing Schedule	
Drainage Phasing Schedule	
Phase Description	Required Improvement
Mason Street Infrastructure	Interim Hickory Regional Detention Pond, Interim Standard Water Quality, Interim Mason Street Storm Conveyance & Reconstruction of Offsite Storm Outfall
Lot 1 (City Owned)	Ultimate Hickory Regional Pond along and outfall & Ultimate Mason Street Storm Conveyance
Lot 2	Low-Impact Development
Lot 3	Low-Impact Development
Tract A (City Owned)	n/a

Site Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason St. (25'-11" FL & 6' West Sidewalk)
Lot 1 (City Owned)	n/a
Lot 2	n/a
Lot 3	Hickory St. (Ultimate Street Section) & Mason St. (6' East Sidewalk)
Tract A (City Owned)	Mason St. (6' East Sidewalk)

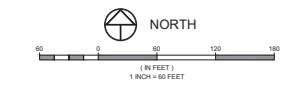
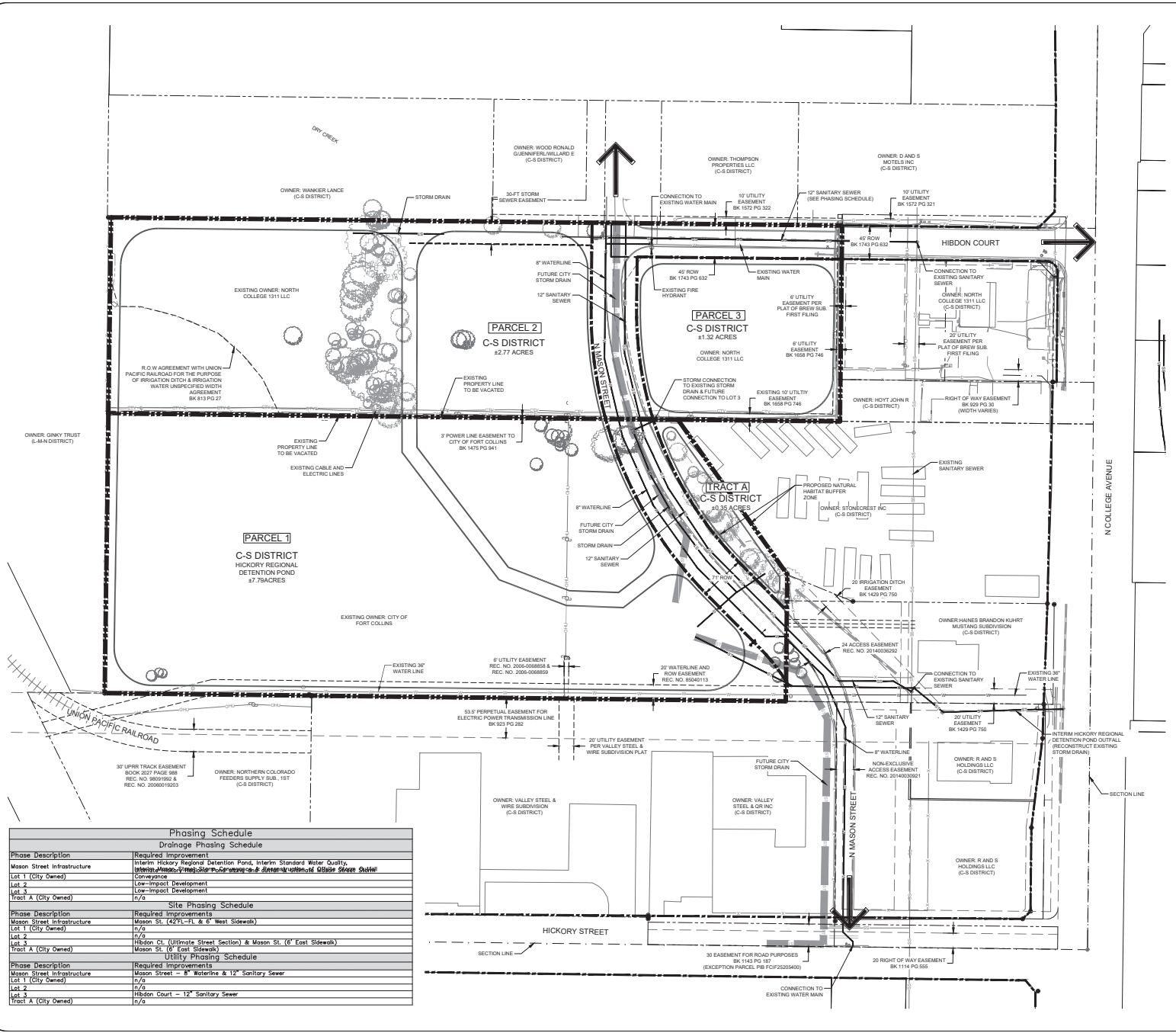
REVIEW SET
 NOT FOR CONSTRUCTION
 02/14/2024

NORTHERN ENGINEERING
 1100 W. HICKORY STREET, SUITE 100
 FORT COLLINS, CO 80501
 PHONE: 970.226.1100
 FAX: 970.226.1101
 WWW.NORTHERNENGINEERING.COM

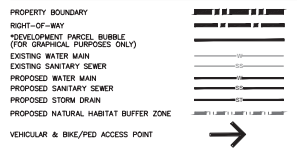
DATE: 02/14/2024
 SCALE: 1" = 40'
 DESIGNED BY: M. RUEBEL
 DRAWN BY: M. RUEBEL
 P. MANAGER: S. HARRISON

FORT COLLINS RESCUE MISSION
MASTER DRAINAGE PLAN





LEGEND:



NOTES:

1. ALL WATER LINES AND SANITARY SEWER LINES ARE PART OF THE CITY OF FORT COLLINS.
2. PROPOSED SERVICES CONNECTIONS ARE PLANNED TO BE MADE FROM EXISTING UTILITY MAINS. PROPOSED UTILITIES SHOWN WITH THE MASTER UTILITY PLAN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE WITH SUBSEQUENT PROJECT DEVELOPMENT PLAN APPLICATIONS.
3. PLANNING AREA ACRESSES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING.
4. REFER TO ODP AND MASTER DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
5. PLEASE SEE SECTION 3.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

Phasing Schedule	
Drainage Phasing Schedule	
Phase Description	Required Improvement
Mason Street Infrastructure	Interim Hickory Regional Detention Pond, Interim Standard Water Quality, Interim Phasing of Regional Stormwater Management System with Interim Stormwater Conveyance
Lot 1 (City Owned)	P/S
Lot 2	Low-Impact Development
Lot 3	Low-Impact Development
Tract A (City Owned)	P/S
Site Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason St. (4271'-7L & 6' West Sidewalk)
Lot 1 (City Owned)	P/S
Lot 2	P/S
Lot 3	Hickory Ct. (Ultimate Street Section) & Mason St. (6' East Sidewalk)
Tract A (City Owned)	Mason St. (6' East Sidewalk)
Utility Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason Street - 8" Waterline & 12" Sanitary Sewer
Lot 1 (City Owned)	P/S
Lot 2	P/S
Lot 3	Hickory Court - 12" Sanitary Sewer
Tract A (City Owned)	P/S

REVIEW SET
 NOT FOR CONSTRUCTION
 07/24/2024

NORTHERN ENGINEERING
 1100 S. UNIVERSITY AVENUE, SUITE 100
 FORT COLLINS, CO 80526
 PHONE: 970.226.1100
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 WWW.NORTHERNENGINEERING.COM

NORTHERN ENGINEERING
 1100 S. UNIVERSITY AVENUE, SUITE 100
 FORT COLLINS, CO 80526
 PHONE: 970.226.1100
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 WWW.NORTHERNENGINEERING.COM

DATE: 07/24/2024
 SCALE: 1" = 60'
 DESIGNED BY: M. RUEBEL
 DRAWN BY: M. RUEBEL
 P. MANAGER: S. HANSEN

NORTH MASON STREET
 OVERALL DEVELOPMENT PLAN
 MASTER UTILITY PLAN

Sheet
MUP

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
 Call before you dig.
 CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DRILL, DIG, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



Technical Memo

PO Box 272150
Fort Collins, CO 80527

Date: February 17, 2023

To: City of Fort Collins, Planning, Development, and Transportation, Environmental Department

From: Cedar Creek Associates, Inc.

Subject: 1311 North College Ecological Characterization Study

This Ecological Characterization Study (ECS) Memo is submitted to address City of Fort Collins Land Use Code (Section 3.4.1) requirements to identify habitats and natural resource areas on or within proximity of proposed developments. The Project Site is comprised of parcels 9702100007 and 9702100918 and is situated between Willox Lane and Hickory Street to the north/south. Mason street generally runs along the Project Site's **eastern boundary** (Figure 1). Ecological characteristics were evaluated on September 13, 2022.

A data review was conducted to gather information and assist in the evaluation of potential natural biological resources within the property. The data review entailed an evaluation of online resources and publications to determine the presence or potential occurrence of important natural and biological resources. This data review included:

- U.S. Fish and Wildlife Service (USFWS) Federally Listed and Proposed Endangered, Threatened, and Candidate Species and Critical Habitat as identified by the USFWS Information, Planning, and Conservation System (IPaC) Official Species List and Critical Habitat Mapper;
- Migratory Bird Treaty Act (MBTA) and Bald and Golden Eagle Protection Act (BGEPA) protected species as identified on the IPAC Trust Resources Report;
- The Colorado Natural Heritage Program database statewide species and natural community tracking list for Larimer County;
- Colorado Parks and Wildlife (CPW) Threatened and Endangered Species List;
- **City's Natural Areas Species of Concern list (Restoration Plan 2016-2025, 2016);**
- **The City's Land Use Code (Article 3, Section 3.4.1);**
- **The City's Natural Habitat and Features Inventory Map (2000);**
- The Colorado Wetland Inventory (CWI);
- USFWS National Wetlands Inventory (NWI); and
- US Natural Resources Conservation Service (NRCS) Web Soil Survey.

The following provides a summary of information required by Fort Collins Land Use Code under 3.4.1 (D) (1) items (a) through (k).

ECOLOGICAL STUDY CHARACTERIZATION CHECKLIST

(a & j – General Ecological Function and Wildlife Use). Dominant vegetation supported in the uplands are non-native pasture species such as smooth brome (*Bromus inermis*) and orchard grass (*Dactylis glomerata*) along with non-native forbs such as alfalfa (*Medicago sativa*) and prickly lettuce (*Lactuca serriola*). Non-native species also dominate Dry Creek, which does not exhibit bed and bank, throughout all strata. Dominant trees include the non-native species crack willow (*Salix fragilis*), Siberian elm (*Ulmus pumila*) and white poplar (*Populus alba*) while smooth brome is dominant in the herbaceous layer.

Wildlife use of the Project Site is low due to the surrounding urban development, seasonal mowing, and dominance by non-native species. The mature trees located along the drainage channel and SE boundary of the Project Site provides suitable perching, nesting, and foraging habitat for songbirds and raptors. No raptors or nests were observed in trees on the property during the site visit. Future raptor nesting in trees within the Project Site is unlikely due to surrounding human activities and the lack of suitable, adjacent foraging habitats. Wildlife species capable of existing within or using the Project Site are limited to those species that are either habitat generalists capable of existing in modified urban environments or species which use a wide variety of habitats for foraging over a large area.

According to the NCRS Web Soil Survey, the Project Site is comprised mainly of Nunn clay loam 0-1 percent slopes. This is a poorly drained, not highly erosive soil and is not classified as hydric. The topography of the Project Site is generally level with gradual drainage into Dry Creek.

Attached Photos provide representative views of the Project Site.

A winter raptor nesting survey was conducted on December 5th 2022, which was after leaf fall to facilitate observation of nests. There were no raptor nests identified on any trees in or adjacent to the project area.

(b & f – Wetland and Water Delineation) Dry Creek is not considered a wetland by the NWI or CWI. Additionally, an investigation of the area using methodology described in the USACE wetland delineation manual show no dominant wetland species. There is no high-water mark or evidence of flowing water, and no bed or bank is established within the extent of the channel.

(c – Prominent Views) The Project Site does not provide any significant or unobstructed views of natural areas or other important visual features.

(d – Native Vegetation Summary) Native vegetation is limited on the Project Site and is only present in a few small patches of Western wheatgrass (*Pascopyrum smithii*) in the upland pastures and horse tail (*Equisetum sp.*) and showy milkweed (*Asclepias speciosa*) in the drainage channel. Other native woody species observed on the Project site include rose (*Rosa woodsii*), wild licorice (*Glycyrrhiza lepidota*) and narrowleaf willow (*Salix exigua*). A linear stand of cottonwood (*Populus deltoides*) trees is also present along the SE boundary of the Project Site but is lacking an herbaceous understory due to residential development.

(e – Non-native Vegetation Summary) The trees present along the drainage channel and road provide suitable foraging, perching, and nesting habitat for urban adapted avifauna. They create shade, provide canopy cover, and offer aesthetic and cooling value. The ecological value of these trees is diminished by the proximity to the residences, limited suitable habitat in the surrounding area and lack of a native herbaceous understory.

(g – Sensitive Species Habitat) Showy milkweed is present in the NW portion of the Project Site. This genus (*Asclepias sp.*) serves as the obligate host plant for the Monarch butterfly (*Danaus*

plexippus), a USFWS candidate species.

The project area was also evaluated with regards to potential habitat for state and federal listed threatened and endangered species, and it was determined that no suitable habitat exists for **Preble's meadow jumping mouse** (*Zapus hudsonius preblei*), **Ute ladies'-tresses** (*Spiranthes diluvialis*), or Western prairie fringed orchid (*Platanthera praeclara*).

(h – Special Habitat Features) The most prominent ecological feature on the Project Site is Dry Creek bisecting the property, which is considered a Natural Habitat Feature by the City of Fort Collins. In accordance with Section 3.4.1, this feature requires a 100-foot buffer zone. The channel is comprised mainly of non-native vegetation and exhibits no indication of flowing water with no establishment of a stream bed or bank.

(i – Wildlife Movement Corridors) Dry Creek provides some cover and movement potential for highly mobile, urbanized wildlife species such as mule deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), and coyote (*Canis latrans*). Lack of flowing water, significant native vegetation or quality surrounding habitat limits the Project Sites potential as a wildlife movement corridor.

(k – Timing Issues) Nesting avifauna should be considered during development planning of the Project Site. Mature trees provide suitable nesting habitat for several species. To the extent possible, tree removal and ground disturbing activities should be limited during the migratory bird nesting season (February 1st to July 31st). Raptor avoidance should also be observed and should follow CPW recommended buffer zones and seasonal restrictions.

(l – Proposed Mitigation) In accordance with Section 3.4.1, a 100-foot buffer zone around the Dry Creek is warranted for the Project Site. Impacts to showy milkweed should be avoided, if possible. However, if they are disturbed, seeding of showy milkweed should be implemented in the Natural Habitat Buffer Zone as mitigation. Additionally, a qualified biologist should survey any trees that are slated for removal during the nesting season (from February 1st to July 31st). These surveys ensure compliance with the Migratory Bird Treaty Act by verifying no active bird nests are disturbed.



Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: IMG_1063	Date: 9/13/22		
Site ID: South Pasture		290°W (T) LAT: 40.604916 LON: -105.079126 ±12m ▲ 1518m	
Description: Representative of the vegetation community within the mowed pastures.			

Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: IMG_1072	Date: 9/13/22		
Site ID: Cottonwood		144°SE (T) LAT: 40.605422 LON: -105.078856 ±4m ▲ 1517m	
Description: Cottonwood stand along Mason St.			

Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: IMG_1177	Date: 9/13/22		
Site ID: Dry Creek			
Description: Representative of Dry Creek and associated upland vegetation communities.		<p>☉ 251°W (T) LAT: 40.605490 LON: -105.079146 ±4m ▲ 1515m</p> <p>Dry Creek</p> <p>1131 North College 13 Sep 2022, 12:15:18</p>	

Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: IMG_1179	Date: 9/13/22		
Site ID: Dry Creek			
Description: Representative of Dry Creek and associated upland vegetation communities.		<p>☉ 290°W (T) LAT: 40.605721 LON: -105.079804 ±4m ▲ 1511m</p> <p>Dry Creek</p> <p>1131 North College 13 Sep 2022, 12:17:45</p>	

Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: IMG_1069	Date: 9/13/22		
Site ID: North Pasture		243°SW (T) LAT: 40.606070 LON: -105.080231 ±3m ▲ 1517m	
Description: Representative of the north pasture un-mowed vegetation community. Milkweed present.			

Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: IMG_1070	Date: 9/13/22		
Site ID: North Pasture 01		132°SE (T) LAT: 40.606069 LON: -105.080961 ±12m ▲ 1518m	
Description: Representative of the north pasture non-mowed vegetation community. Wild licorice present.			

Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: IMG_1176	Date: 9/13/22		
Site ID: Dry Creek			
Description: Representative of misuse within Dry Creek.			
		<div style="text-align: right;">1131 North College 13 Sep 2022, 12:10:41</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Dry Creek</div>	

Project Name: 1311 North College		Location: Fort Collins, Colorado	
Photo ID Number: 1311 N College12-59-00	Date: 8/17/22		
Site ID: Dry Creek			
Description: Dry Creek along the eastern boundary			
		<div style="text-align: right;">1131 N College 17 Aug 2022, 12:59:00</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Dry Creek</div>	

North College 1311 Overall Development Plan Traffic Impact Study



1st Submittal Date: May 24, 2023

Updated: October 11, 2023

Submitted To:

North College 1311, LLC
262 E. Mountain Avenue
Fort Collins, CO 80524

Submitted By:

Fox Tuttle Transportation Group, LLC
1580 Logan Street, 6th Floor
Denver, CO 80203



TABLE OF CONTENTS

- 1.0 Introduction 1**
- 2.0 Project Description 2**
- 3.0 Study Considerations 2**
 - 3.1 Data Collection 2
 - 3.2 Evaluation Methodology 3
 - 3.3 Level of Service Definitions 3
- 4.0 Existing Conditions 4**
 - 4.1 Roadways 4
 - 4.2 Intersections 5
 - 4.3 Pedestrian and Bicycle Facilities 5
 - 4.4 Transit 6
 - 4.5 Existing Intersection Capacity Analysis 6
- 5.0 Future Traffic Conditions 7**
 - 5.1 Annual Growth Factor and Future Volume Methodology 7
 - 5.2 Future Roadway Assumptions 7
 - 5.3 Year 2025 Background Intersection Capacity Analysis 7
 - 5.4 Year 2045 Background Intersection Capacity Analysis 8
- 6.0 Proposed North College 1311 ODP Project 8**
 - 6.1 Rescue Mission (West Lots) Trip Generation 8
 - 6.2 East Lot Trip Generation 10
 - 6.3 Trip Distribution and Assignment 11
- 7.0 Future Traffic Conditions with Site Development 11**
 - 7.1 Year 2025 Background + Project Intersection Capacity Analysis 11
 - 7.2 Year 2045 Background + Project Intersection Capacity Analysis 12
- 8.0 Future Multi-Modal Trips and Facilities 13**
- 9.0 Pedestrian LOS 14**
- 10.0 Conclusion 16**





LIST OF TABLES

Table 1 – Peak Hour Intersection LOS Summary 19

Table 2 – Peak Hour 95th Percentile Queue Summary 20

Table 3 – Rescue Mission Trip Generation Summary 10

Table 4 – East Lot Trip Generation Summary 10

Table 5 – Directness LOS 15

Table 6 – Pedestrian LOS Summary 16

LIST OF FIGURES

Figure 1 – Vicinity Map and Existing Access 21

Figure 2 – Conceptual Site Plan 22

Figure 3 – Year 2022 Existing Traffic Volumes 23

Figure 4 – Year 2025 Background Traffic Volumes 24

Figure 5 – Year 2045 Background Traffic Volumes 25

Figure 6A – Site Trip Distribution – Rescue Mission 26

Figure 6B – Site Trip Distribution – East Lot..... 27

Figure 7A – Site-Generated Trip Volumes – Rescue Mission..... 28

Figure 7B – Site-Generated Trip Volumes – East Lot..... 29

Figure 8 – Year 2025 Background + Site-Generated Traffic Volumes..... 30

Figure 9 – Year 2045 Background + Site-Generated Traffic Volumes..... 31

APPENDIX

- Transportation Impact Study Base Assumptions Form
- Level of Service Definitions
- Existing Traffic Data
- Intersection Capacity Worksheets





NORTH COLLEGE 1311 ODP

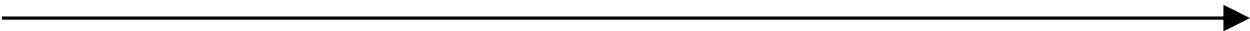
TRAFFIC IMPACT STUDY

1.0 Introduction

The Fox Tuttle Transportation Group prepared this traffic impact study for the North College 1311 Overall Development Plan (ODP), which includes three properties along Mason Street, between Hickory Street and Hibdon Court. The two properties in the southwest corner of Mason Street and Hibdon Court is proposed to include a new Fort Collins Rescue Mission campus which will include a day-use area and an overnight shelter area to serve and aid men that are currently experiencing homelessness. This portion of the ODP was included in a previous traffic impact study and is the baseline for this current traffic study. The third property is located in the southeast corner of Mason Street and Hibdon Court and is planned to be developed in the future with a facility that complements the Rescue Mission and provides support for the community. **Figure 1** includes a vicinity map for the proposed project.

The purpose of this study is to assist in identifying potential traffic impacts within the study area as a result of this project. The traffic study addresses existing, short-term (Year 2025), and long-term (Year 2045) peak hour intersection conditions in the study area with and without the project generated traffic. The information contained in this study is anticipated to be used by City of Fort Collins staff to identify any intersection or roadway deficiencies and potential improvements for the short-term future conditions. This study focused on the weekday AM and PM peak hours which are typically the highest traffic volumes for the adjacent roadway network.

The traffic impact study is consistent with the requirements of the City of Fort Collins’ standards set forth in Chapter 4 of the *Larimer County Urban Area Street Standards* (revised 2019). A copy of the approved Transportation Impact Study Base Assumptions Form is attached in the **Appendix** for reference.



2.0 Project Description

For the west two lots, the Fort Collins Rescue Mission Project proposes to construct a new 43,000 square foot building with up to 200 beds for people experiencing homelessness and the shelter will also include restrooms, showers, living and dining areas, library, meeting rooms, kitchen, donation storage, laundry rooms, business offices, and outdoor space. The facility also plans to include administrative offices for staff and volunteers. It is understood the shelter will be open 24 hours per day, seven (7) days a week to provide services to those in need.

The east lot is approximately 1.29± acres and the exact land use that will be constructed on this site. There is potential for a community garden, multi-family dwelling units, day care center, recreational uses, food catering services, music/arts studio, or other complimentary services for the Rescue Mission. For the purpose of this traffic study, it was assumed that a 10,000 square foot day care facility would be constructed since it was estimated to create the highest level of traffic of the permitted uses.

Currently, the sites are vacant and the adjacent land uses include a couple single-family residents, mobile home park, lodging, small retail, and light industrial. The North College 1311 ODP location is in close proximity to services across College Avenue including the Food Bank of Larimer County, Larimer County Department of Human Services, and the Murphy Center for Hope.

Access to the Rescue Mission site is planned via two new full-movement, side-street stop-controlled access points on Mason Street. The north access will become the west leg to the existing intersection of Mason Street at Hibdon Court. The south access on Mason Street is proposed to be approximately 650 feet south of Hibdon Court. For the east site, a site plan has not been developed therefore one full movement access was assumed to be located on Hibdon Court. **Figure 2** includes a conceptual site plan and access for the project.

3.0 Study Considerations

3.1 Data Collection

Intersection turning movement volumes were collected by Idax Data Solutions in early December 2022 at four (4) existing intersections during the weekday AM and PM peak hours. Daily (24-hour) traffic volumes were gathered on Hibdon Court east of Mason Street and on Mason Street south of Hibdon Court. Historic daily volumes and future forecasts along College Avenue (US 287) within the vicinity of the project site were gathered from the CDOT's Transportation Data Management System (TDMS).

The existing traffic volumes are illustrated on **Figure 3**. The existing intersection geometry and traffic control are also shown on this figure. Count data sheets are provided in the **Appendix**.

3.2 Evaluation Methodology

The traffic operations analysis addressed the unsignalized intersection operations using the procedures and methodologies set forth by the *Highway Capacity Manual (HCM)*¹. Existing Peak Hour Factor (PHF) were applied to the intersections for all evaluation scenarios. Study intersections were assessed using Synchro (v11) software.

3.3 Level of Service Definitions

A level of service analysis was conducted to determine the existing and future performance of the study intersections and to determine the most appropriate traffic control device and need for auxiliary lanes.

To measure and describe the operational status of the study intersections, transportation engineers and planners commonly use a grading system referred to as “Level of Service” (LOS) that is defined by the HCM. LOS characterizes the operational conditions of an intersection’s traffic flow, ranging from LOS A (indicating very good, free flow operations) and LOS F (indicating congested and sometimes oversaturated conditions). These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with traveling through the intersections. The intersection LOS is represented as a delay in seconds per vehicle for the intersection as a whole and for each turning movement. A more detailed discussion of the LOS methodology is contained in the **Appendix** for reference.

The Fort Collins standards within the *Larimer County Urban Area Street Standards (LUCASS)* consider LOS A through D to be good for the overall intersection operations with LOS E or better as acceptable in peak hours. For individual movements, LOS E and F may be acceptable for left-turns or minor streets. Specific standards are provided in Table 4-3 in *LUCASS* and as shown to the right.

**Table 4-3
Fort Collins (GMA and City Limits)
Motor Vehicle LOS Standards (Intersections)**

Intersection type	Land Use (from structure plan)			
	Commercial corridors	Other corridors within:		
		Mixed use districts	Low density mixed use residential	All other areas
Signalized intersections (overall)	D	E*	D	D
Any Leg	E	E	D	E
Any Movement	E	E	D	E
Stop sign control (arterial/collector or local—any approach leg)	N/A	F**	F**	E
Stop sign control (arterial/arterial, arterial/collector, or collector/local—any approach leg)	N/A	C	C	C

* mitigating measures required
** considered normal in an urban environment

¹ *Highway Capacity Manual*, Highway Research Board Special Report 209, Transportation Research Board, National Research Council, 6th Edition (2016).

4.0 Existing Conditions

4.1 Roadways

The study area boundaries are based on the amount of traffic to be generated by the project and potential impact to the existing roadway network. The study area was defined in coordination with the City of Fort Collins staff and is outlined in the *Transportation Impact Study Base Assumptions Form* (located in the **Appendix**). The primary public roadways that serve the project site are discussed in the following text and illustrated on **Figure 3**.

North College Avenue (US 287) is a four-lane arterial that provides north-south connectivity through the entirety of Fort Collins and connects to several communities within Northern Colorado and Southern Wyoming. This section of North College Avenue is part of an interstate commerce truck route and is subject to access management documents developed by the Colorado Department of Transportation, Larimer County, and the City of Fort Collins. The roadway provides two (2) through lanes in each direction, on-street bike lanes, a landscaped parkway, and 8-foot sidewalks. Access control is provided via a raised, landscaped median. The posted speed limit is 40 mph within the vicinity of the project site. North College Avenue currently serves approximately 25,100 vpd north of Hibdon Court (Year 2021, CDOT). North College Avenue will provide the primary north/south access for the proposed Fort Collins Rescue Mission.

Hickory Street is a collector street that travels west of North College and provides access to the Hickory Village neighborhood, light industrial businesses, and recreational areas. At North College Avenue, Hickory Street is the western leg of an offset intersection with Conifer Street. In its current configuration, Hickory Street provides a single through lane per direction, on-street parking, and attached sidewalks. Near the Mason Street intersection, this roadway has an approximately 56-foot-wide paved section. The posted speed limit is 25 mph. Although Hickory Street currently terminates at South Gold Park, the City's *Master Street Plan* shows Hickory Street extending west to Shield Street.

Mason Street is a local roadway with a paved 22-foot section, within the study area, that provides rear-lot access to several properties fronting North College Avenue. This portion of Mason Street is approximately 0.3-mile in length starting north of Hickory Street and does not connect to Midtown. The roadway is located within a permanent public access easement and provides a single travel lane per direction. Currently, there is no curb and gutter nor sidewalk. There is no posted speed limit, but assumed to be 25 miles per hour, a typical speed for local streets. Mason Street currently serves approximately 140 vpd south of Hibdon Court (Year 2022, Count).

Per the City of Fort Collins' *Master Street Plan* and comments provided by City staff in the *Preliminary Development Review Document*, Mason Street is classified as a "Collector – With

Parking”. This street classification includes one (1) travel lane per direction, on-street bicycle lanes, on-street parking, a landscaped parkway, and 5-foot sidewalks.

Hibdon Court is a local street that connects Mason Street and North College Avenue. Starting at North College Avenue and extending west approximately 300’, Hibdon Court is a 36-foot-wide roadway with curb and gutter and accommodates a single travel lane in each direction. Pedestrian connectivity is provided via a 5-foot attached sidewalk on the south side of the road. Continuing west to Mason Street, Hibdon Court transitions to a 22-foot-wide roadway with no curb and gutter nor sidewalks. There are no designated on-street bicycle lanes. There is no posted speed limit, however, it is assumed to be 25 miles per hour, a typical speed for local streets. Hibdon Court currently serves approximately 260 vpd east of Mason Street (Year 2022, Count).

4.2 Intersections

The study area includes four intersections that are listed below with the current traffic control and were analyzed for existing and future background year traffic operations:

1. Mason Street at Hibdon Court (side-street stop-controlled)
2. North College Avenue at Hibdon Court (side-street stop-controlled)
3. Mason Street at Hickory Street (side-street stop-controlled)
4. North College Avenue at Hickory Street (signalized)

The existing lane configuration at each of the study locations is illustrated on **Figure 3**.

4.3 Pedestrian and Bicycle Facilities

The City of Fort Collins adheres to the Larimer County Urban Area Street Standards (LUCASS) and the roadway cross sections defined therein. All of the study roadways are identified as “complete streets” and are anticipated to provide amenities promoting and encouraging multimodal activity while balancing with the vehicular needs.

North College Avenue provides on-street bicycle lanes and 8-foot sidewalk on both sides of the roadway. These improvements extend along North College Avenue, connecting Old Town Fort Collins to the city limits at Highway 1. These facilities serve as the multimodal backbone for North Fort Collins and provide access to various commercial, residential, recreational, and community services. Hickory Street also provides defined multimodal connectivity through on-street bicycle lanes and variable width, attached sidewalks.

There is currently a 5-foot sidewalk on Hibdon Court on the south side for approximately 300 feet west of North College Avenue. The remaining segment of Hibdon Court does not have sidewalks. As is typical on local streets, on-street bike lanes are not striped; however, bicyclists are permitted to ride with traffic.

In its current configuration, Mason Street does not have dedicated multimodal improvements.

4.4 Transit

The City of Fort Collins has a dedicated transit service, Transfort, that serves the community. Transfort’s primary hub is the Downtown Transit Center (DTC), located on the east side of Mason Street between Maple Street and Laporte Avenue. For a fee, community members can access various destinations throughout Fort Collins from the DTC. Two routes, #8 and #81, serve Northern Fort Collins and the project area

Routes #8 and #81 utilize the same loop, but travel in opposite directions. Both routes utilize the same transit stops, including stops located on the far sides of the Hibdon Court intersection which is anticipated to be useful for future patrons of the Fort Collins Rescue Mission.



4.5 Existing Intersection Capacity Analysis

The existing volumes, lane configuration, and traffic control are illustrated on **Figure 3**. The results of the LOS calculations for the study intersections are summarized in **Table 1**. The 95th percentile queues are summarized in **Table 2**. The intersection level of service worksheets and queue reports are attached in the **Appendix**. **All study intersections are currently operating at LOS A in the AM and PM peak hours, with all movements and approaches operating at LOS D or better.** The 95th percentile queues were calculated to be maintained within the existing storage lengths at all of the study intersections.

5.0 Future Traffic Conditions

5.1 Annual Growth Factor and Future Volume Methodology

In order to forecast the future peak hour traffic volumes, background traffic growth assumptions were based on the Colorado Department of Transportation's (CDOT) 20-year factors and discussed with City of Fort Collins staff. Based on the CDOT forecasts on North College Avenue, it was assumed there will be an annual growth rate of 1.0% on this arterial. Based on discussions with the City of Fort Collins, there are no known developments occurring within the study area to be included in the growth along Mason Street or Hibdon Court. Therefore, 1.0% annual growth was assumed along the local roadways for consistency with the growth on North College Avenue.

Using these assumptions, the Year 2025 background traffic was estimated and summarized on **Figure 4** and the Year 2045 background traffic is shown on **Figure 5**.

5.2 Future Roadway Assumptions

It was assumed that the study roadways will remain the same as existing in the future. Although Mason Street is defined as a Collector roadway in the future per the City's *Master Street Plan*, the future analyses assumed the existing lane configuration and traffic control at the study intersections due to the low volumes and unknown development potential beyond the current proposed for North College 1311 ODP. The currently proposed changes to the City's *Land Use Code* may downgrade Mason Street to a local street within the study area. The traffic analysis assumed that Mason Street would include one travel lane per direction, which will be the case regardless of the roadway classification (local or collector).

5.3 Year 2025 Background Intersection Capacity Analysis

The study area intersections were evaluated to determine baseline operations for the Year 2025 background scenario and to identify any capacity constraints associated with background traffic. The background volumes, lane configuration, and traffic control are illustrated on **Figure 4**.

The level of service criteria discussed previously was applied to the study area intersections to determine the impacts with the short-term background volumes. The results of the LOS calculations for the intersections are summarized in **Table 1**. The intersection level of service worksheets and queue reports are attached in the **Appendix**.

The study intersections were shown to operate similarly to the existing conditions with LOS A overall in the AM and PM peak hours in Year 2025 Background, as well as all of the movements and approaches estimated to continue to operate at LOS D or better. The 95th percentile queues for 2025 Background traffic also remain essentially unchanged as identified in **Table 2** and continue to be maintained within the existing storage lengths.

5.4 Year 2045 Background Intersection Capacity Analysis

The study area intersections were evaluated to determine baseline operations for the Year 2045 background scenario and to identify any capacity constraints associated with background traffic. The background volumes, lane configuration, and traffic control are illustrated on **Figure 5**.

The level of service criteria discussed previously was applied to the study area intersections to determine the impacts with the short-term background volumes. The results of the LOS calculations for the intersections are summarized in **Table 1**. The intersection level of service worksheets and queue reports are attached in the **Appendix**.

The study intersections were estimated to continue to operate overall at LOS A in both peak hours with the majority of movements operating at LOS D or better. The 95th percentile queues for 2045 Background were calculated to remain within the existing storage lengths as shown in **Table 2**.

At the intersection of **North College Avenue and Hibdon Court**, it was estimated that the eastbound approach will begin to operate at LOS E in the AM peak hour. The 95th percentile queue was calculated to be 15 feet (one vehicle or less). *LUCASS* permits this level of delay on side-streets along arterial roadways. Based on the low volume on the side-street and minimal queuing, no mitigation measure is recommended. This is a typical situation along major arterials during peak periods.

6.0 Proposed North College 1311 ODP Project

6.1 Rescue Mission (West Lots) Trip Generation

With no comparable trip generation category within Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, local data from a comparable shelter was gathered and utilized to estimate the number of vehicular trips associated with the proposed Fort Collins Rescue Mission. Denver Rescue Mission provided detailed information on the staffing, operational needs, and anticipated number of people served on a daily basis for the new shelter. The new shelter will be open 24 hours per day, seven (7) days a week, year-round. The summary of future operations is listed below:

- **Employees – 34 people daily**
 - Three (3) staffing shifts:
 - Daytime Shift (8:30 am to 4:30 pm): 16 employees
 - Swing Shift (2:00 pm to 10:30 pm): 11 employees
 - Overnight shift (10:00 pm to 8:30 am): 7 employees
 - Majority of staff drives to the facility.

-
- Once on site, staff cannot leave the site.
 - Based on the peak commuting hours, the Daytime Shift and the Overnight Shift will contribute to the AM and PM peak hour trips.
 - **Interns/Volunteers – 27 people daily**
 - Similar work shifts to employees.
 - Daytime Shift (8:30 am to 4:30 pm): 2 interns, 12 volunteers
 - Swing Shift (2:00 pm to 10:30 pm): 0 interns, 13 volunteers
 - Overnight shift (10:00 pm to 8:30 am): 0 interns, 0 volunteers
 - Majority arriving to the site via driving a vehicle.
 - Once on site, interns and volunteers cannot leave the site.
 - **Visitors – 10 people daily**
 - This is community members who visit the site but are not users of the facility.
 - Typically arrive during the Daytime shift and not within the AM or PM peak hours.
 - Majority of visitors arrive by vehicle.
 - **Deliveries – 2 per day**
 - These deliveries support the facility's operational needs with supplies and donations.
 - Typically arrive during the Daytime shift but not within the AM or PM peak hours.
 - All deliveries arrive by vehicle.
 - **Partner Organization Visitors – up to 5 vehicles per day**
 - These are people visiting the site to provide services for patrons.
 - Typically arrive during the Daytime shift but not within the AM or PM peak hours.
 - All Partner Organization Visitors arrive by vehicle.
 - **Patrons (Users of the Facility) – typically 100 per day and 40 per night**
 - These are the people who are served by the shelter as they are currently experiencing homelessness.
 - Typically arrive by walking, biking, or transit. It is rare for a patron to arrive by vehicle.
 - Patrons arrive and depart at any time during the day or night, typically before and after a meal. Some stay for a short period of time while others remain for days.
-

The trip generation estimates are summarized in **Table 3**. **It is estimated that the shelter facility will generate 156 new trips per day, with 35 trips occurring in the AM peak hour and 26 trips occurring in the PM peak hour.**

Table 3. Rescue Mission Trip Generation Summary

Users of Facility	Quantity	Unit	Average Daily Trips			AM Peak Hour Trips			PM Peak Hour Trips		
			Total	In	Out	Total	In	Out	Total	In	Out
Employees	34	People	68	34	34	23	16	7	16	0	16
Volunteers/Interns	27	People	54	27	27	12	8	4	10	10	0
Visitors*	10	People	20	10	10	0	0	0	0	0	0
Deliveries*	2	Veh.	4	2	2	0	0	0	0	0	0
Partner Organization Visitors*	5	Veh.	10	5	5	0	0	0	0	0	0
Patrons *	100	People	0	0	0	0	0	0	0	0	0
			156	78	78	35	24	11	26	10	16

Source: Data from Denver Rescue Mission facilities of similar size and operations, as well as expected operations for new facilities

* Trips not included as they do not occur during the Peak Hours

6.2 East Lot Trip Generation

A trip generation estimate was performed to determine the traffic characteristics of the assumed day care center on the East Lot of the North College 1311 ODP. The trip rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*² were applied to estimate the traffic associated with the potential day care center. **Table 4** provides the detailed trip generation for the East Lot.

Table 4. East Lot Trip Generation Summary

Land Use	Size	Unit	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
ITE#565: Day Care Center	10	KSF	47.62	476	238	238	11.00	110	58	52	11.12	111	52	59

Source: ITE Trip Generation 11th Edition, 2021.

² *Trip Generation Manual, 11th Edition*, Institute of Transportation Engineers, 2021.

The proposed project is expected to experience mostly new trips, also known as ‘primary trips’, as discussed below:

Primary Trips. These trips are made specifically to visit the site and are considered “new” trips. Primary trips would not have been made if the proposed project did not exist. Therefore, this is the only trip type that increases the total number of trips made on a regional basis.

There is potential for families to walk, bike, or use transit to access the future day care center; however, for conservative purposes, a non-auto reduction was not taken. **It was estimated that a day care center in the East Lot will generate approximately 476 daily vehicle trips with 110 vehicle trips in the AM peak hour and 111 vehicle trips in the PM peak hour.**

6.3 Trip Distribution and Assignment

The estimated trip volumes presented in **Table 3** and **Table 4** were distributed onto the study area roadway network based on existing traffic characteristics of the area, existing and future land uses, and the relationship of this project to the greater Fort Collins community. Two distribution scenarios were assumed: one for the Rescue Mission and the other for the day care center assumed in the East Lot.

Based on information provided by Denver Rescue Mission, it was assumed that 25% of vehicular traffic will come from North College Avenue and the remaining 75% will come from South College Avenue for the shelter. For the East Lot, it was assumed 35% will come from North College Avenue, 5% will come from West Hickory Street, and the remaining 60% will come from South College Avenue.

The trip distribution through the study intersections for the shelter is shown on **Figure 6A** and the distribution for the day care center is shown on **Figure 6B**. The projected site traffic was assigned to the study area roadway network and proposed accesses for the weekday AM and PM peak hour periods. The site generated volumes for the shelter are shown on **Figure 7A** and the site generated volumes for the day care center are shown on **Figure 7B**.

7.0 Future Traffic Conditions with Site Development

This section projects the future traffic conditions with the completion of the proposed Fort Collins Rescue Mission project and the development of the East Lot, assuming a day care center.

7.1 Year 2025 Background + Project Intersection Capacity Analysis

For the purpose of this traffic study for the North College 1311 ODP, it was assumed the Rescue Mission and day care center would be constructed and in use by Year 2025. The site-generated volumes were added to the projected Year 2025 background volumes and are illustrated on **Figure 8**. The results of the LOS calculations for the intersections are summarized on **Table 1**. The 95th percentile queues are

summarized in **Table 2**. The intersection level of service worksheets and queue reports are attached in the **Appendix**.

The project trips have little to no impact on the operations of the study intersections when compared to the background scenario. All intersections were calculated to continue to operate at a LOS A overall in the AM and PM peak hours. The 95th percentile queues were calculated to be maintained within the existing storage lengths at all of the study intersections.

At the intersection of **North College Avenue and Hibdon Court**, it was estimated that the eastbound approach will begin to operate at LOS E in the AM peak hour due to slightly increased volume. The 95th percentile queue was calculated to be 25 feet (one vehicle or less). LUCASS permits this level of delay on side-streets along arterial roadways. Based on the low volume on the side-street and minimal queuing, no mitigation measure is recommended. This is a typical situation along major arterials during peak periods.

7.2 Year 2045 Background + Project Intersection Capacity Analysis

The site-generated volumes were added to the projected Year 2045 background volumes and are illustrated on **Figure 9**. The results of the LOS calculations for the intersections are summarized in **Table 1**. The 95th percentile queues are summarized in **Table 2**. The intersection level of service worksheets and queue reports are attached in the **Appendix**.

The project trips have little to no impact on the operations of the study intersections when compared to the background scenario. The majority of the study intersections were calculated to continue to operate at a LOS A overall in the AM and PM peak hours. The 95th percentile queues were calculated to be maintained within the existing storage lengths at all of the study intersections.

At the intersection of **North College Avenue and Hibdon Court**, the overall performance was estimated to change to LOS B in the PM peak hour with all movements operating at LOS D or better. During the AM peak hour, it was estimated that the eastbound approach will begin to operate at LOS F due to slightly increased volume on Hibdon Court and the increase in volume on North College Avenue. The 95th percentile queue was calculated to be 45 feet (two vehicles or less). LUCASS permits this level of delay on side-streets along arterial roadways. Based on the low volume on the side-street and minimal queuing, no mitigation measure is recommended. This is a typical situation along major arterials during peak periods.

8.0 Future Multi-Modal Trips and Facilities

In discussions with the Denver Rescue Mission, it is anticipated that all users of the shelter will be arriving and departing to/from the site by walking, biking, or using transit. It is likely they will utilize the existing multi-modal facilities through Fort Collins. The proposed northern shelter will add 200 beds for men currently experiencing homelessness and the numbers of patrons at one time can vary greatly by time of day, day of week, weather, or season of the year. It is challenging to calculate the number of multi-modal trips and the pattern at which they would occur. However, it is anticipated that the sidewalks, bike lanes, trails, and bus routes connected to the study area will have an increase in people utilizing them.

The City of Fort Collins endorses “complete streets” for all roadway classifications, which are streets that serve both vehicular and multi-modal traffic. With Hibdon Court being defined as a local street and Mason Street being currently defined as a collector level street, both streets will be able to accommodate and provide multimodal use. Hibdon Court will need the south sidewalk to be continued to Mason Street. Mason Street will need a sidewalk on at least one side of the roadway to connect to existing sidewalks; however, there are portions of Mason Street that are adjacent to other property owners that are not currently developing. If the Hibdon Court sidewalk is completed, then at a minimum people who walk, bike, or use transit can easily connect between North College Avenue and the proposed shelter.

It is our understanding that the City’s Municipal Code obligates the owner of a parcel to construct local street improvements adjacent to the parcel’s frontage at the time of development. With the new Fort Collins Rescue Mission project, Mason Street will likely need to be upgraded along the property frontage. The City’s Master Street Plan currently would require Mason Street to be constructed as a collector, however, this traffic study indicates the projected volumes can be accommodated with a local street cross-section.

LCUASS does not provide functional parameters for Fort Collins but includes parameters for Loveland, which were used for comparison purposes. The standards state that “Major Collectors” are intended to serve between 3,000 and 7,000 vpd. Existing counts on Mason Street, south of Hibdon Court, indicated there are approximately 140 vpd. With background growth and the proposed project, the daily vehicle volume was calculated to increase to 525 vpd. The estimated future volumes on Mason Street are significantly lower than the collector volume threshold; therefore, the city may consider changing the roadway classification to “local” for this segment of Mason Street. To reach the bottom of the collector volume range, other properties on Mason Street would have to redevelop and generate traffic. For informational purposes, this would be a minimum of 265 single-family detached homes or 370 multi-family units (market-rate) or 37,000 square feet of commercial retail.

9.0 Pedestrian LOS

The pedestrian LOS is based on five (5) criteria: directness, continuity, street crossings, visual interest and amenity, and security as outlined in the *Fort Collins Pedestrian Plan*³. The City’s plan describes the categories as follows:

- **Directness** is the measurement of walking trip length and how well the environment provides direct pedestrian connections to destinations such as transit stops, schools, parks, commercial areas, or activity areas.
- **Continuity** is the measurement of the completeness of the sidewalk system by looking at the physical consistency, type of sidewalk, and visual connection from block to block. This category also evaluates if the pedestrian facility meets the current design standards.
- **Street Crossings** is the evaluation of safe crossings that encourages people to walk. There are four (4) street crossing types that are based on traffic control and roadway classification (minor or major). Street crossing LOS is based on pedestrian exposure and design elements that increase awareness of pedestrian presence, including number of lanes, crosswalk markings, signal indication, lighting level, pedestrian signal indication, pedestrian character, sight distance, and corner ramps.
- **Visual Interest and Amenity** considers the attractiveness and features of the pedestrian system and compatibility with local architecture.
- **Security** is the evaluation of a pedestrian’s perspective of security with visual sight lines, separation from vehicles, and lighting level.

Each of the areas was evaluated for the study area and the LOS for each is discussed on the following pages.

DIRECTNESS – LOS B

The directness LOS is based on six (6) destinations anticipated to be visited by patrons of the proposed project. Only one (1) of the listed destinations is within the recommended 0.25-mile radius, which is the southbound bus stop on College Road. The remaining destinations are within 0.7-miles in actual walking distance. **Table 5** contains the actual walking distance, minimum distance, comparison ratios, and LOS for

³ *Fort Collins Pedestrian Plan*, <https://www.fcgov.com/fcmoves/files/ped-plan.pdf?1592323966>, 2011.

each destination as measured from the intersection of Mason Street and Hibdon Court. The LOS letter grade was determined from information provided in Table P.1 of the *Fort Collins Pedestrian Plan*.

Table 5. Directness Level-of-Service

Destination	Actual Distance	Minimum Distance	Ratio	LOS
Bus Stop - Northbound College Road	1,797 ft. (0.45 mi)	1,236 ft. (0.23 mi)	1.45	C
Bus Stop - Southbound College Road	1,203 ft. (0.23 mi)	1,203 ft. (0.23 mi)	1.00	A
Grocery - King Soopers	3,247 ft. (0.61 mi)	3,376 ft. (0.64 mi)	0.96	A
Food Bank of Larimer County	3,700 ft. (0.70 mi)	2,407 ft. (0.46 mi)	1.54	C
Larimer County Department of Human Services	3,371 ft. (0.64 mi)	2,208 ft. (0.42 mi)	1.53	C
Murphy Center for Hope	3,329 ft. (0.63 mi)	2,821 ft. (0.53 mi)	1.18	A
Average	2,775 ft. (0.53 mi)	2,209 ft. (0.42 mi)	1.26	B

CONTINUITY – LOS D

In the study area, there are quality sidewalks on some of the streets. Unfortunately, neither of the adjacent streets, Mason Street and Hibdon Court, have sidewalks currently. Per the City standards, LOS D reflects areas where sidewalks are not provided on both sides of the street or there are breaches in the system. Therefore, the continuity of the study area is considered LOS D.

STREET CROSSINGS (SIGNALIZED) – LOS C

There are two (2) signalized intersections in the study area: North College Road at Hickory Court/Conifer Street and North College Road at Willox Lane. Both intersections include curb ramps, colored crosswalks, pedestrian push buttons and signals, pedestrian and roadway level lighting, and good sight distance.

At both intersections, crossing North College Road requires pedestrians to walk across six (6) lanes including a wide median and bike lanes. Therefore, both signalized intersections are categorized were determined to be LOS C for street crossings due to the number of lanes.

VISUAL INTEREST AND AMENITY – LOS D

Although some of the neighboring streets could be classified as a LOS B others are classified as LOS D. The lowest level of service was selected for this category.

North College Road within the study area is classified as LOS B due to generous sidewalks, landscaping, street furniture, and lighting. Hickory Street is classified as LOS C since the sidewalks are functional but

there is little to no visual interest or amenities. Mason Street and Hibdon Court are classified as LOS D since there are limited or no pedestrian facilities. These adjacent roadways have no visual interest for amenities for pedestrians and there is a lack of comfort.

SECURITY - LOS E

The streets adjacent to the project side, Mason Street and Hibdon Court, have a low level of pedestrian security. The majority of these streets do not have sidewalks which does not create separation between pedestrians and vehicles. There is minimal lighting and large recreational vehicles were observed to be parked along the limited portions of sidewalk along Hibdon Court. Additionally, Mason Street contains breaches in pedestrian visibility due to horizontal curvature and fencing.

SUMMARY

In summary, the existing pedestrian facilities meet some of the minimum LOS by category while others are not met, as shown on **Table 6**.

Table 6. Pedestrian Level-of-Service Summary

	Directness	Continuity	Street Crossing	Visual Interest and Amenity	Security
Minimum LOS Threshold	C	C	C	C	C
Existing Facilities	B	D	C	D	E
Met?	Yes	No	Yes	No	No

The North College 1311 ODP project plans to construct multimodal facilities adjacent to the project site, which is anticipated to improve the pedestrian LOS. As Hibdon Court’s continuity, visual interest, and security improve with the site completion, it will provide a direct pedestrian route to North College Road. It should be noted that Mason Street will not meet the minimum LOS thresholds until properties south of the project properties are redeveloped to include upgraded multimodal facilities.

10.0 Conclusion

The North College 1311 ODP includes three properties along Mason Street between Hickory Street and Hibdon Court. The two properties in the southwest corner of Mason Street and Hibdon Court is proposed to include a new Fort Collins Rescue Mission to provide people experiencing homelessness with basic needs and resources to enter permanent housing and self-sufficiency. It is understood that there will be 200 beds and the shelter will also include restrooms, showers, living and dining areas, library, meeting

rooms, kitchen, donation storage, laundry rooms, business offices, and outdoor space. The facility also plans to include administrative offices for staff and volunteers. Access to the Rescue Mission is planned via two full movement, side-street stop-controlled intersections on Mason Street.

The third property is located in the southeast corner of Mason Street and Hibdon Court and is planned to be developed in the future with a facility that complements the Rescue Mission and provides supportive services for the community. For conservative purposes for this traffic study, it was assumed that a day care center would be constructed on the East Lot.

Vehicular traffic volumes associated with the Rescue Mission have been developed through in-depth conversations with Denver Rescue Mission staff to account for anticipated staff, interns, volunteers, visitors, and operational services at full build out. Traffic associated with the potential day care center was estimated by utilizing national trip rates. Volumes were analyzed for the existing, short-term (Year 2025, anticipated construction year), and long-term (Year 2045) scenarios. The three properties are anticipated to generate approximately 632 trips daily, 145 AM peak hour, and 137 PM peak hour trips at buildout during the weekday.

In summary, the existing roadways and intersections within the study area can accommodate the trips associated with the North College 1311 ODP. There are no mitigation measures needed to support the vehicular traffic. It is recommended that multi-modal connectivity be provided along the project frontage to support the patrons that are likely to arrive/depart via walking, biking, or using transit.

Although the City's *Master Street Plan* identifies Mason Street as a collector roadway, the volumes associated with the site are well below the capacity threshold for a local street. Unless significant development occurs (or is anticipated to occur), Mason Street could functionally operate as a local street.

Tables and Figures:

Table 1 – Peak Hour Intersection LOS Summary

Table 2 – Peak Hour 95th Percentile Queue Summary

Table 3 – Rescue Mission Trip Generation Summary [IN REPORT]

Table 4 – East Lot Trip Generation Summary [IN REPORT]

Table 5 – Directness LOS [IN REPORT]

Table 6 – Pedestrian LOS Summary [IN REPORT]

Figure 1 – Vicinity Map and Existing Access

Figure 2 – Conceptual Site Plan

Figure 3 – Year 2022 Existing Traffic Volumes

Figure 4 – Year 2025 Background Traffic Volumes

Figure 5 – Year 2045 Background Traffic Volumes

Figure 6A – Site Trip Distribution – Rescue Mission

Figure 6B – Site Trip Distribution – East Lot

Figure 7A – Site-Generated Trip Volumes – Rescue Mission

Figure 7B – Site-Generated Trip Volumes – East Lot

Figure 8 – Year 2025 Background + Site-Generated Traffic Volumes

Figure 9 – Year 2045 Background + Site-Generated Traffic Volumes

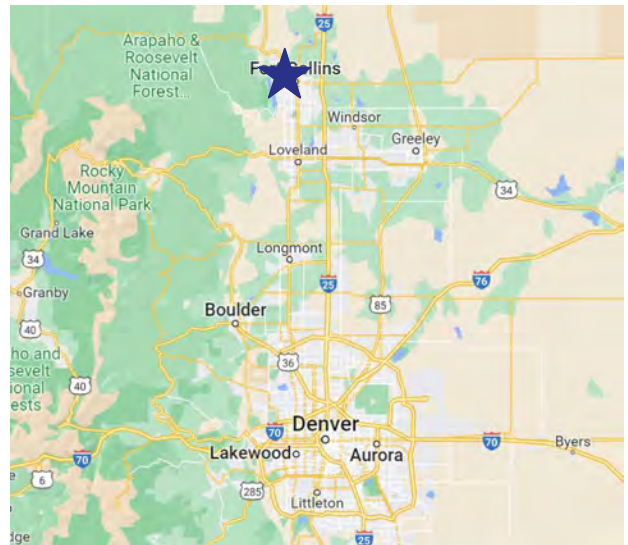
Table 1 - Peak Hour Intersection Level of Service Summary

Intersection and Critical Movements/Approaches	Existing				Year 2025 Background				Year 2025 Background + Project				Year 2045 Background				Year 2045 Background + Project					
	AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak			
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		
STOP SIGN CONTROL																						
1. Mason St & Hibdon Ct	4	A	5	A	4	A	5	A	7	A	6	A	4	A	5	A	7	A	6	A		
Eastbound Left+Through+Right									9	A	9	A					9	A	9	A		
Westbound Left+Right	10	A	9	A	10	A	9	A					9	A	9	A						
Westbound Left+Through+Right									11	B	10	A					11	B	10	A		
Northbound Through+Right	0	A	0	A	0	A	0	A					0	A	0	A						
Northbound Left+Through+Right									7	A	7	A					7	A	7	A		
Southbound Left+Through	0	A	7	A	0	A	7	A					0	A	7	A						
Southbound Left+Through+Right									0	A	7	A					0	A	7	A		
2. North College Ave & Hibdon Ct	0	A	0	A	0	A	0	A	1	A	1	A	1	A	0	A	2	A	1	A		
Eastbound Left+Through+Right	25	C	14	B	26	D	15	B	37	E	17	C	43	E	18	C	61	F	22	C		
Westbound Left+Through+Right	0	A	11	B	0	B	11	B	0	A	11	B	0	B	12	B	0	A	12	B		
Northbound Left	11	B	10	B	11	A	10	B	12	B	11	B	13	A	11	B	13	B	11	B		
Northbound Through	0	A	0	A	0	A	0	A	0	A	0	A	0	A	0	A	0	A	0	A		
Southbound Through+Right	0	A	9	A	0	A	9	A	0	A	9	A	0	A	10	A	0	A	10	A		
3. Mason St & Hickory St	0	A	1	A	0	A	1	A	2	A	2	A	0	A	1	A	1	A	2	A		
Eastbound Left+Through	8	A	8	A	8	A	8	A	8	A	8	A	8	A	8	A	8	A	8	A		
Westbound Through+Right	0	A	0	A	0	A	0	A	0	A	0	A	0	A	0	A	0	A	0	A		
Southbound Left+Right	11	B	11	B	11	B	11	B	12	B	11	B	11	B	11	B	13	B	13	B		
101. Hibdon Ct at Access	<i>Project Intersection</i>				<i>Project Intersection</i>				6	A	5	A	<i>Project Intersection</i>				6	A	5	A		
Eastbound Through+Right									0	A	0	A					0	A	0	A		
Westbound Left+Through									7	A	7	A					7	A	7	A		
Northbound Left+Right									9	A	9	A					9	A	9	A		
102. Mason St at Rescue Mission Access	<i>Project Intersection</i>				<i>Project Intersection</i>				1	A	0	A	<i>Project Intersection</i>				1	A	0	A		
Eastbound Left+Right									9	A	9	A					9	A	9	A		
Northbound Left+Through									7	A	7	A					7	A	7	A		
Southbound Through+Right									0	A	0	A					0	A	0	A		
SIGNAL CONTROL																						
4. North College Ave & Hickory St	6	A	8	A	7	A	8	A	8	A	10	A	7	A	9	A	9	A	11	B		
Eastbound Left	33	C	45	D	33	C	45	D	32	C	43	D	32	C	44	D	31	C	42	D		
Eastbound Right	43	D	54	D	43	D	54	D	41	D	53	D	42	D	53	D	40	D	52	D		
Northbound Left	7	A	7	A	8	A	7	A	11	B	10	A	12	B	10	B	19	B	15	B		
Northbound Through	3	A	4	A	3	A	4	A	4	A	5	A	4	A	5	A	4	A	6	A		
Southbound Through	4	A	4	A	4	A	4	A	5	A	5	A	5	A	4	A	6	A	5	A		
Southbound Right	3	A	3	A	3	A	3	A	3	A	3	A	3	A	3	A	3	A	4	A		

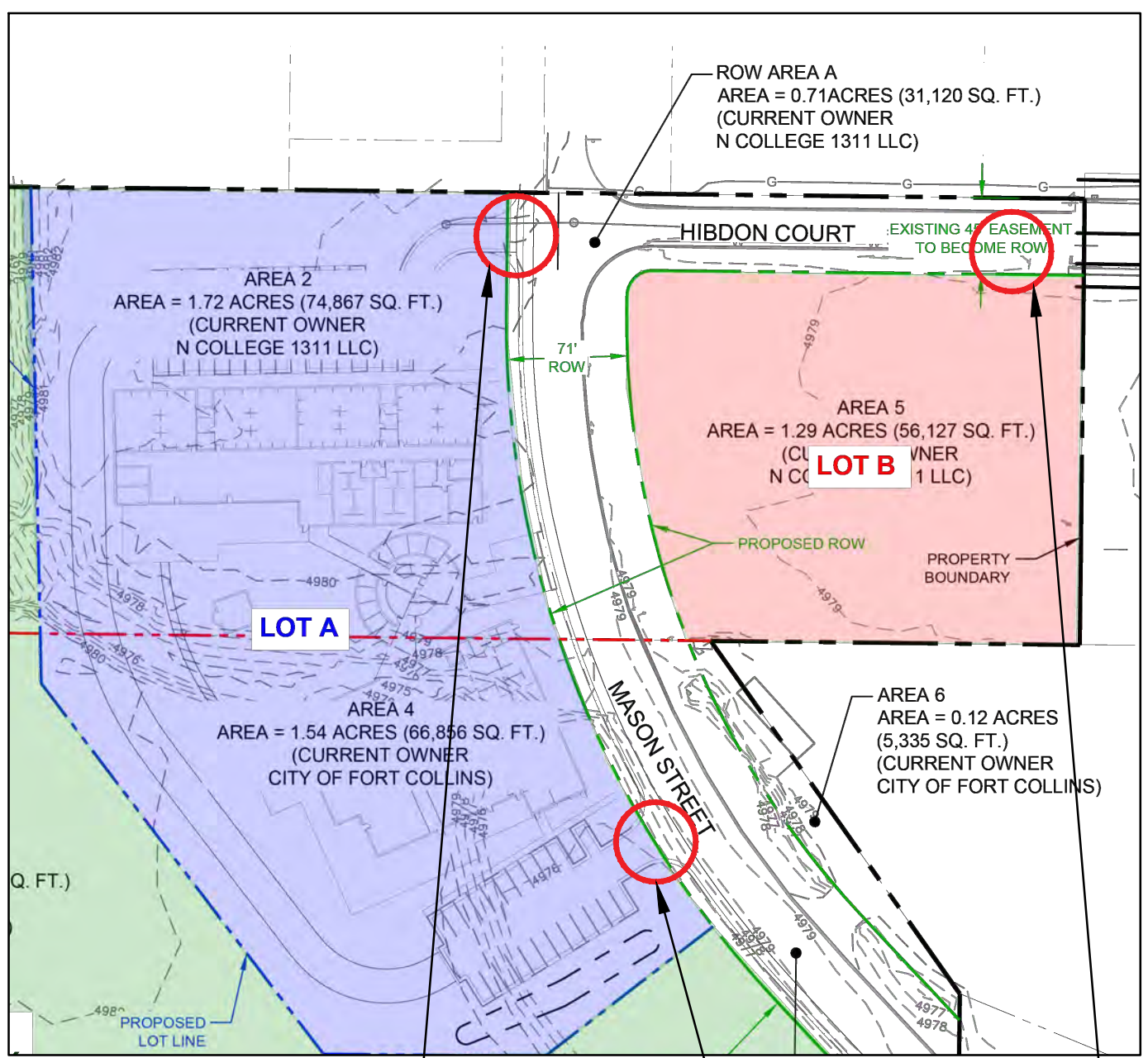
Note: Delay represented in average seconds per vehicle.

Table 2 - Peak Hour Estimated 95th Percentile Queues

Intersections and Lane Groups	Ex. Storage Length (ft)	Year 2022 Existing		Year 2025 Background		Year 2025 with Project		Year 2045 Background		Year 2045 with Project	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1. Mason St & Hibdon Ct		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>	
Eastbound Left+Through+Right	-					0'	0'			0'	0'
Westbound Left+Right	-	0'	3'	0'	3'			0'	3'		
Westbound Left+Through+Right	-					25'	8'			25'	8'
Northbound Through+Right	-	0'	0'	0'	0'			0'	0'		
Northbound Left+Through+Right	-					3'	0'			3'	0'
Southbound Left+Through	-	0'	0'	0'	0'			0'	0'		
Southbound Left+Through+Right	-					0'	0'			0'	0'
2. North College Ave & Hibdon Ct		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>	
Eastbound Left+Through+Right	-	8'	5'	8'	10'	25'	15'	15'	5'	45'	20'
Westbound Left+Through+Right	-	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Northbound Left	100'	3'	3'	3'	3'	5'	5'	3'	5'	8'	5'
Northbound Through	-	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Southbound Through+Right	-	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
3. Mason St & Hickory St		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>		<i>Stop-Control</i>	
Eastbound Left+Through	-	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Westbound Through+Right	-	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Southbound Left+Right	-	0'	3'	0'	3'	8'	10'	0'	3'	10'	18'
4. North College Ave & Hickory St		<i>Signalized</i>		<i>Signalized</i>		<i>Signalized</i>		<i>Signalized</i>		<i>Signalized</i>	
Eastbound Left	200'	29'	81'	30'	82'	41'	98'	33'	93'	45'	110'
Eastbound Right	-	39'	35'	44'	35'	63'	38'	68'	48'	89'	79'
Northbound Left	160'	53'	57'	56'	60'	94'	78'	90'	83'	166'	113'
Northbound Through	-	91'	188'	94'	196'	98'	200'	112'	247'	116'	252'
Southbound Through	-	153'	140'	158'	145'	162'	148'	195'	178'	198'	182'
Southbound Right	90'	12'	12'	13'	12'	13'	12'	16'	15'	16'	15'
101. Hibdon Ct at Access		<i>Project Intersection</i>		<i>Project Intersection</i>		<i>Stop-Control</i>		<i>Project Intersection</i>		<i>Stop-Control</i>	
Eastbound Through+Right	-					0'	0'			0'	0'
Westbound Left+Through	-					3'	3'			3'	3'
Northbound Left+Right	-					5'	5'			5'	5'
102. Mason St at Rescue Mission Access		<i>Project Intersection</i>		<i>Project Intersection</i>		<i>Stop-Control</i>		<i>Project Intersection</i>		<i>Stop-Control</i>	
Eastbound Left+Right	-					0'	0'			0'	0'
Northbound Left+Through	-					0'	0'			0'	0'
Southbound Through+Right	-					0'	0'			0'	0'



NORTH COLLEGE 1311 ODP TRAFFIC IMPACT STUDY - FORT COLLINS, CO
VICINITY MAP

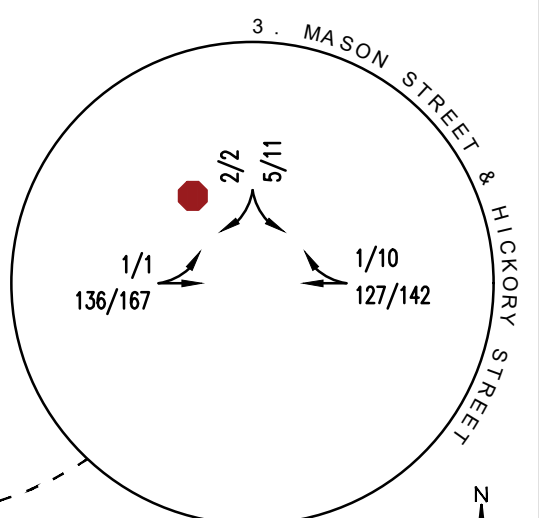
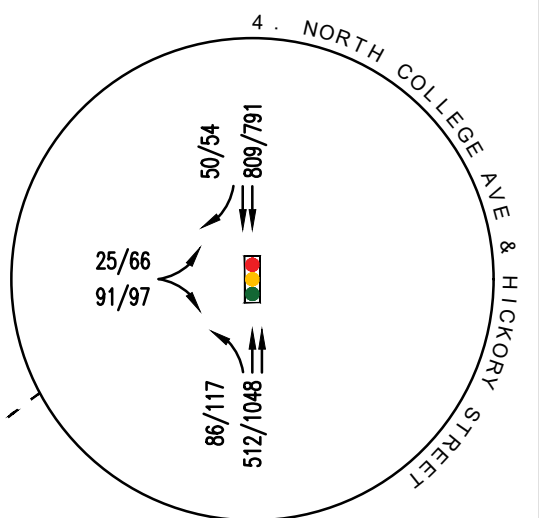
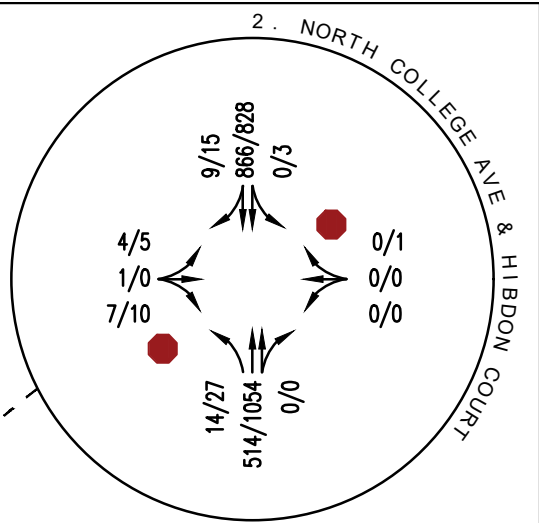
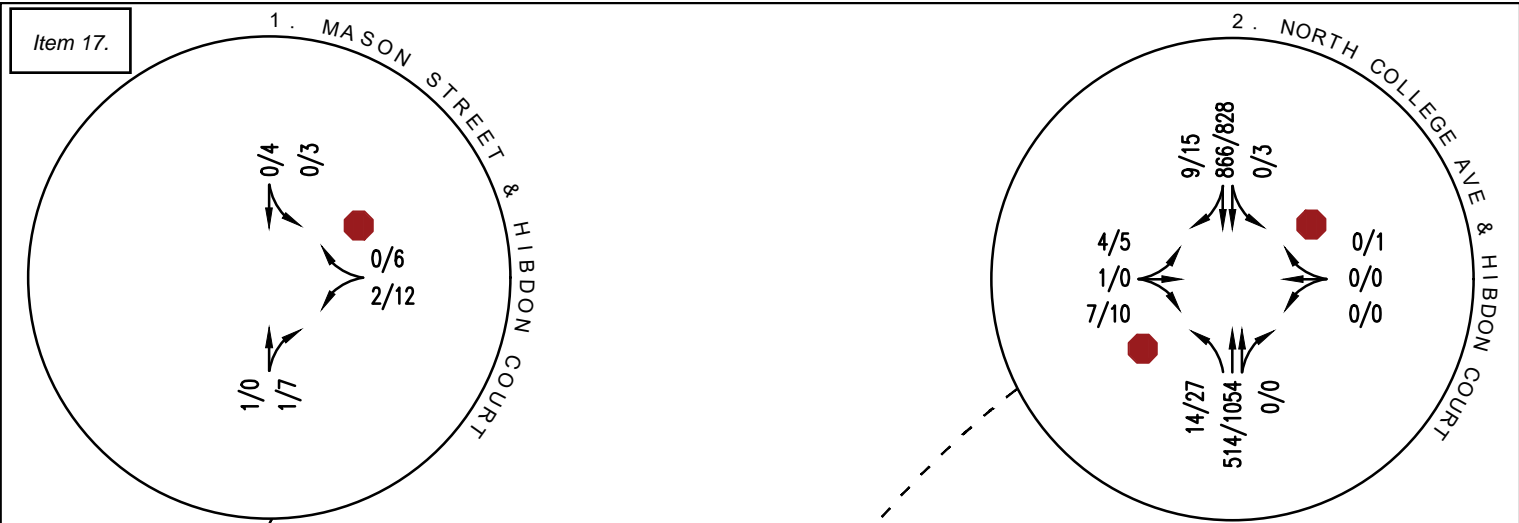


New Full Movement Access;
Side-street stop controlled

New Full Movement Access;
Side-street stop controlled

New Full Movement Access;
Side-street stop controlled

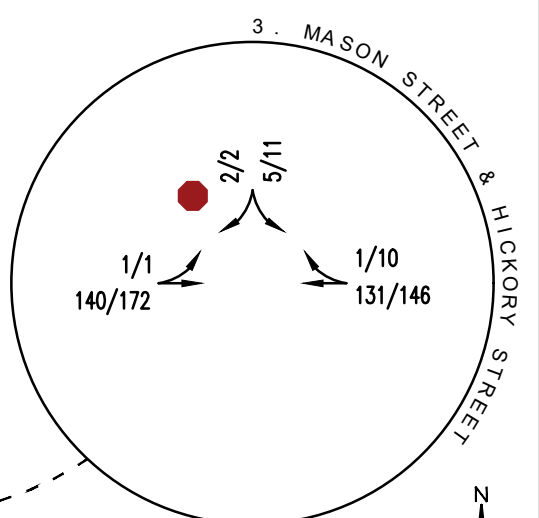
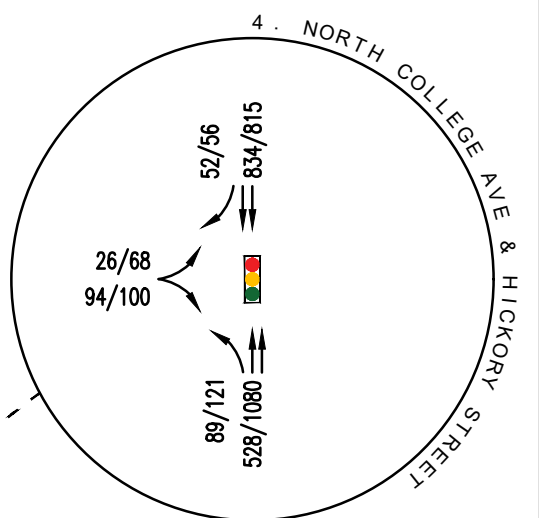
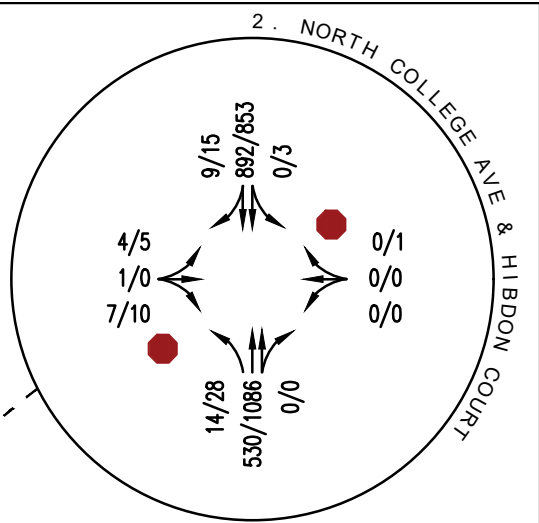
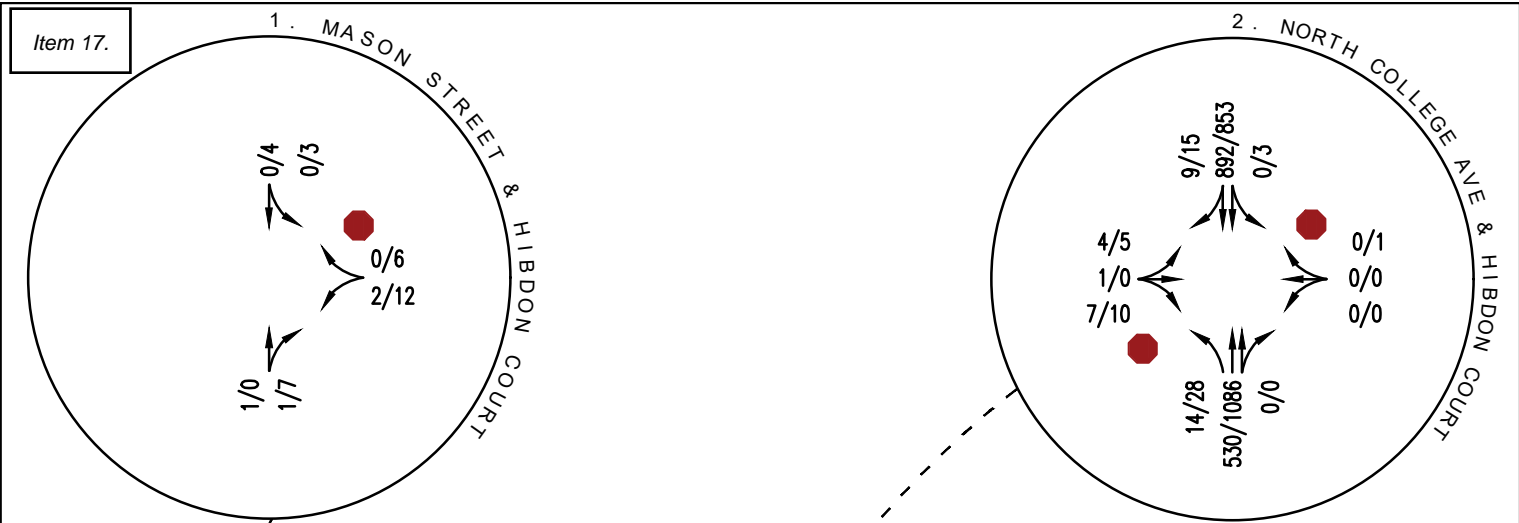




KEY

- X,XXX DAILY TRAFFIC VOLUME
- XX/XX AM/PM PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION

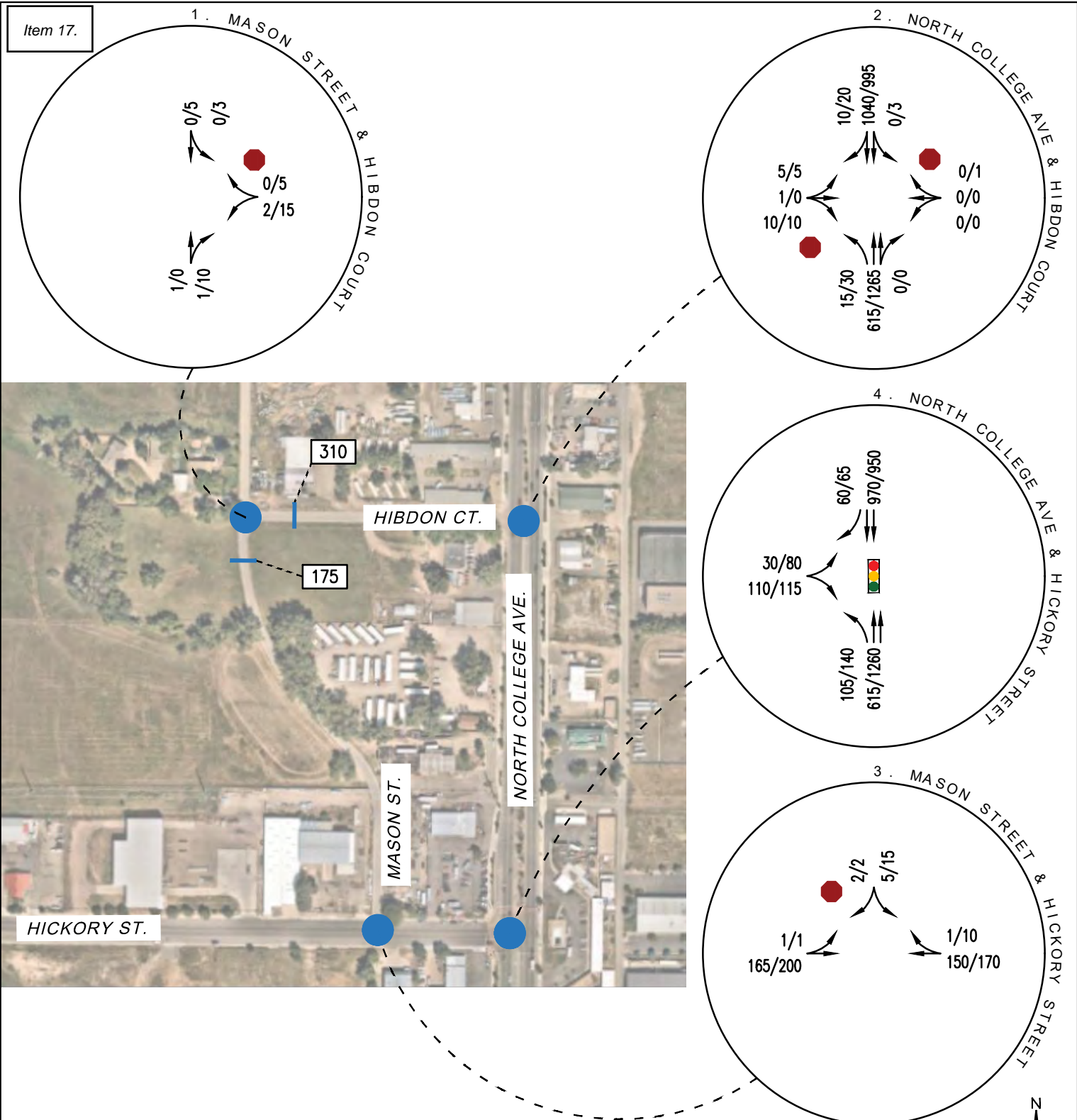




KEY

- X,XXX DAILY TRAFFIC VOLUME
- XX/XX AM/PM PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION

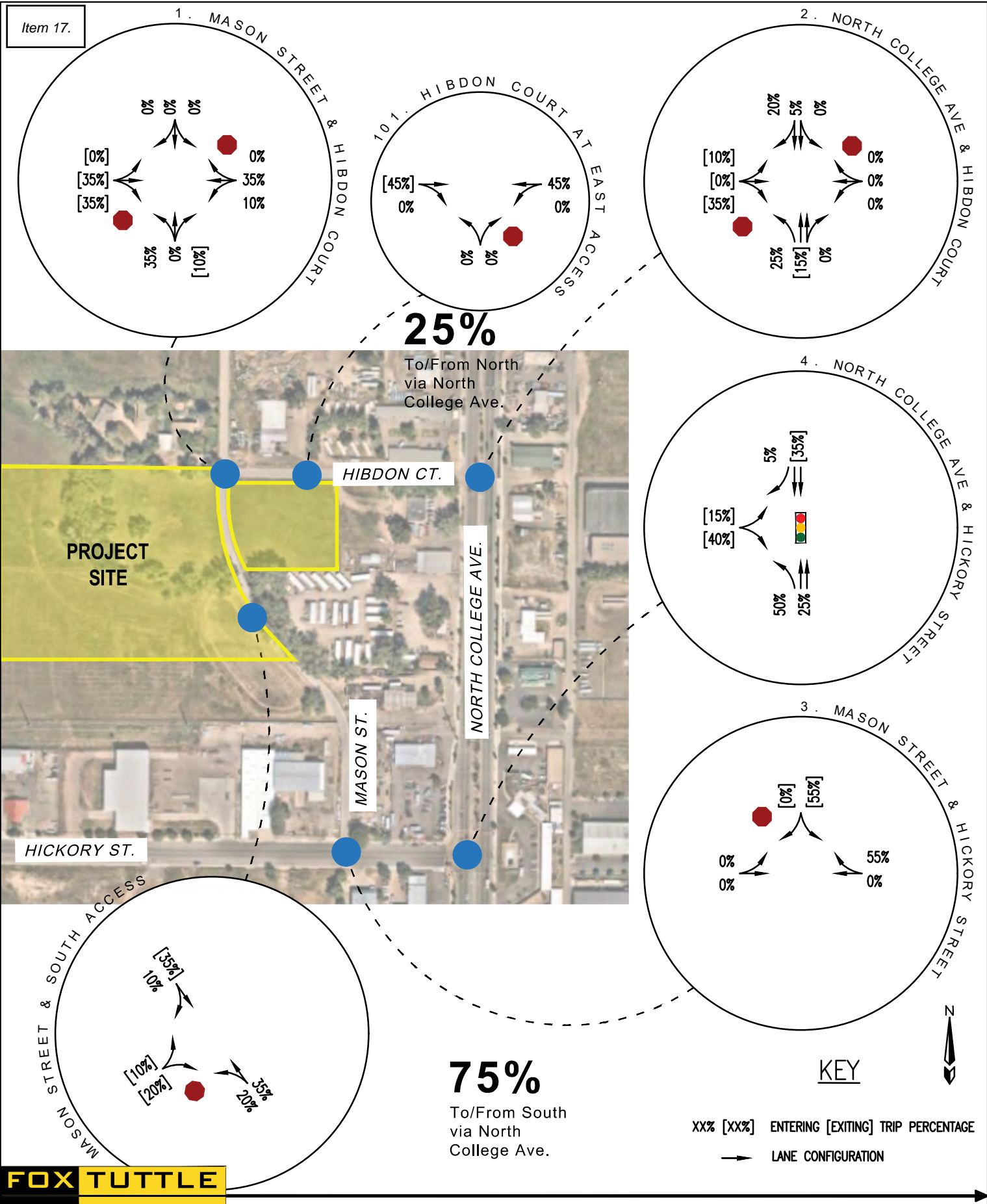


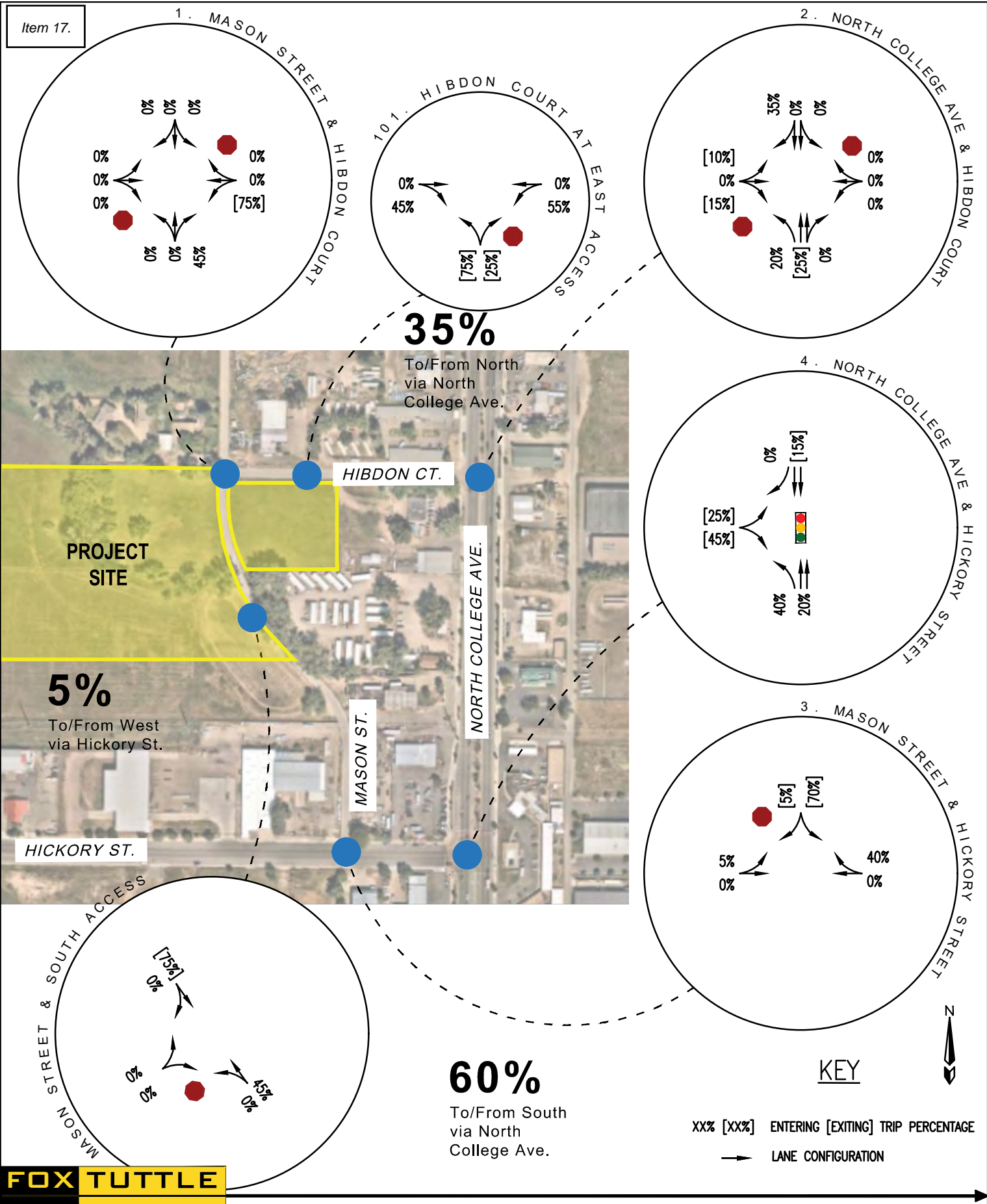


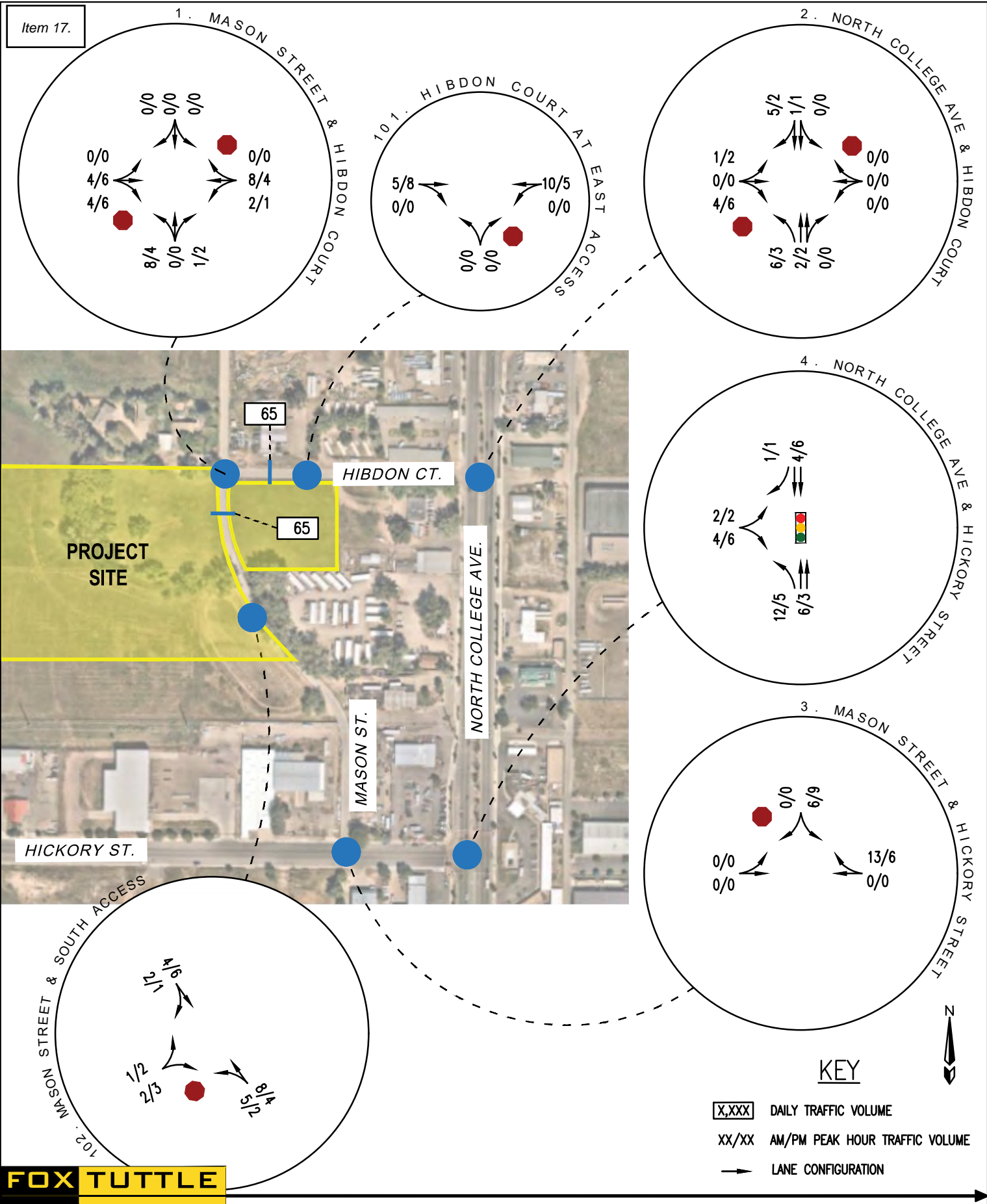
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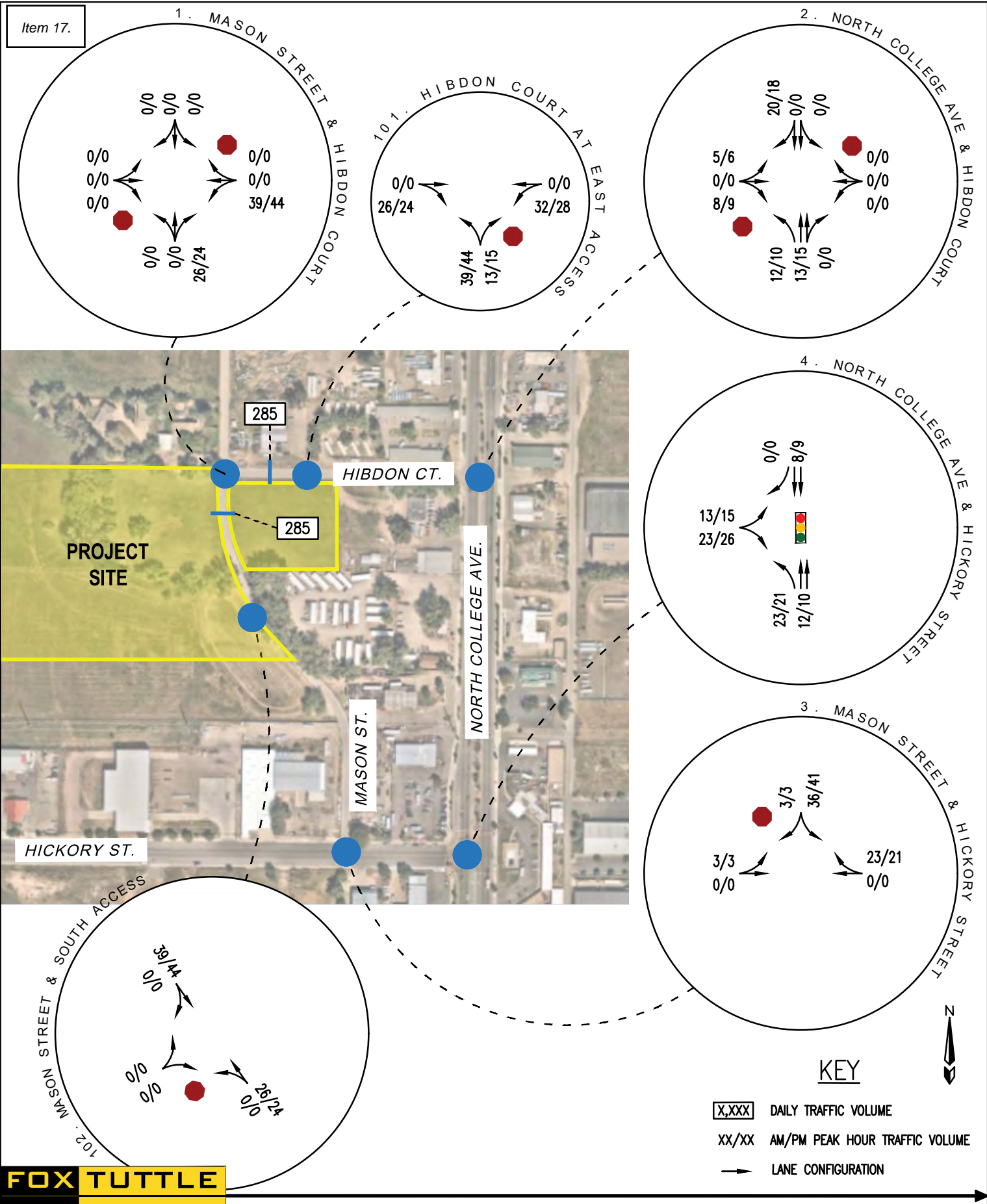
- X,XXX DAILY TRAFFIC VOLUME
- XX/XX AM/PM PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION

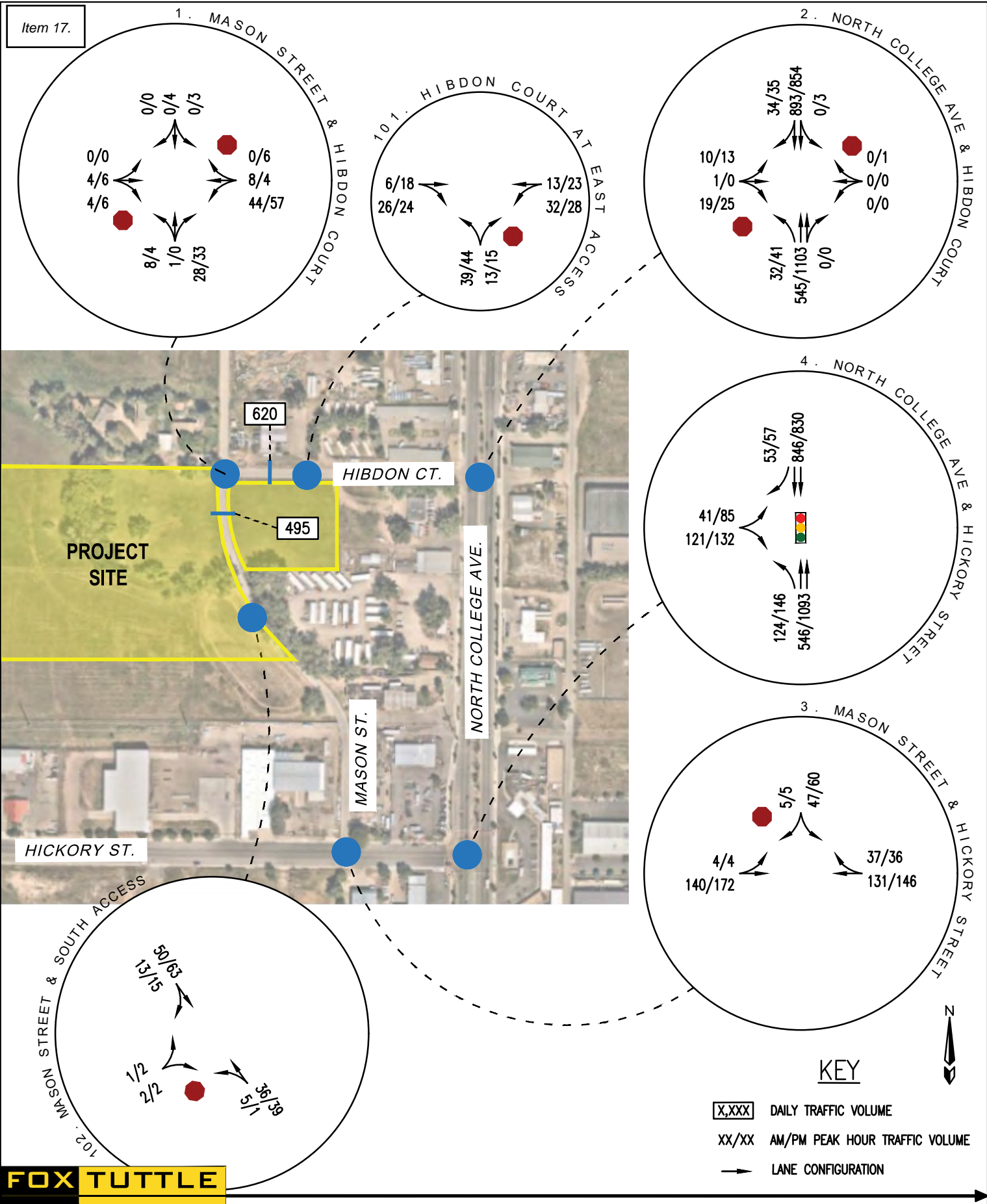


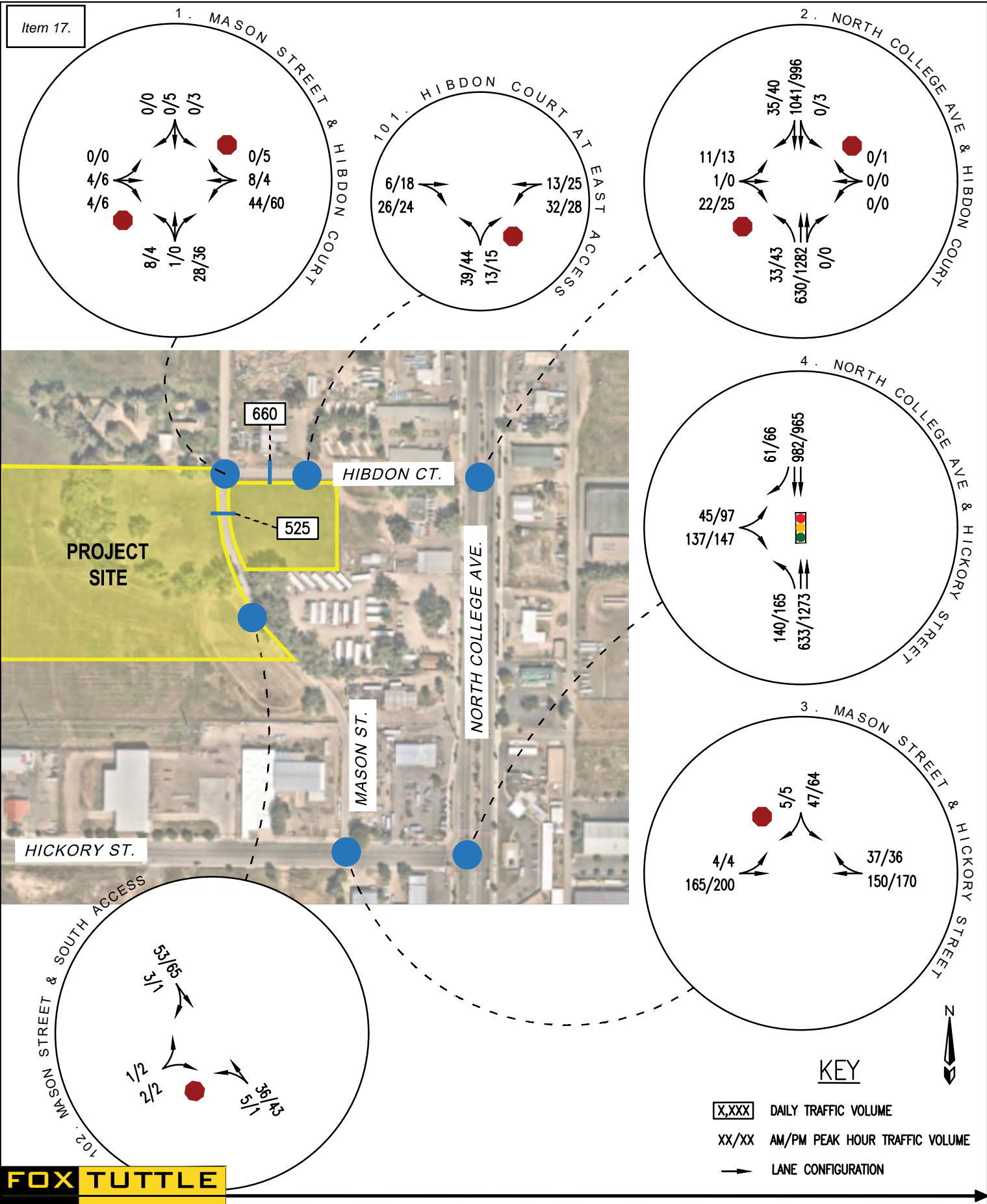












Appendix:

Transportation Impact Study Base Assumptions Form

Level of Service Definitions

Existing Traffic Data

Intersection Capacity Worksheets



***Transportation Impact Study
Base Assumptions Form***



Attachment A Transportation Impact Study Base Assumptions

Project Information			
Project Name	Fort Collins Rescue Mission		
Project Location	Parcel west and south of the Mason Street & Hibdon Ct. Intersection		
TIS Assumptions			
Type of Study	Full:	Intermediate: X	
	MTIS:	Memo:	
Study Area Boundaries	North:	Hibdon Ct.	
	South:	Hickory St.	
	East:	North College Ave.	
	West:	Mason St.	
Study Years	Short Range:	2025	
	Long Range:	N/A	
Future Traffic Growth Rate	1% growth (per 11/30/22 discussion and CDOT OTIS data)		
Study Intersections	1. All access drives	5. N. College Ave. & Hickory St.	
	2. Mason St. & Hibdon Ct.	6.	
	3. N. College Ave. & Hibdon Ct.	7.	
	4. Mason St. & Hickory St.	8.	
Time Period for Study	AM: 7:00-9:00	PM: 4:00-6:00	Sat Noon:
Trip Generation Rates	Trip generation rates based on similar sized facility with similar services and shifts. Propose 33 trips AM Peak, 26 Trips PM Peak		
Trip Adjustment Factors	Passby: N/A	Captive Market: N/A	
Overall Trip Distribution	SEE ATTACHED SKETCH		
Mode Split Assumptions	No multi-modal adjustments since trip generation is based on people who drive to the location.		
Design Vehicle Information	Anticipating typical passenger vehicles for trips associated with staff and volunteers.		
Committed Roadway Improvements	To be determined during development review process. Current analysis using a 1% growth factor and projected trips associated with site does not warrant specific turn lanes along North College.		
Other Traffic Studies	None.		
Areas Requiring Special Study	Multimodal activity associated with users of facility.		

Date: _____

Traffic Engineer: *Cassie Slade* 01/05/2023

Local Entity Engineer: *Steven Gilchrist* 01/04/2023

Attachment B Transportation Impact Study Pedestrian Analysis Worksheet

		DESTINATION						
		Rec.	Res.←	Inst.	Ofc/Bus.	Com.	Ind.	Other (Specify)
Origin (project land use)	Recreation							
	1) Residential	See Attached Spreadsheet						
	Institution (school, church, civic)							
	Office/Business							
	Commercial							
	Industrial							
	Other (specify)							
		Ft. Collins Rescue Mission						

INSTRUCTIONS:

Identify the pedestrian destinations within 1320' (1.5 miles for schools) of the project boundary in the spaces above. The pedestrian Level of Service for the facility/corridor linking these destinations to the project site will be based on the directness, continuity, types of street crossings, walkway surface condition, visual interest/amenity, and security of the selected route(s).

← 12 Dwelling units or more.

Item 17.

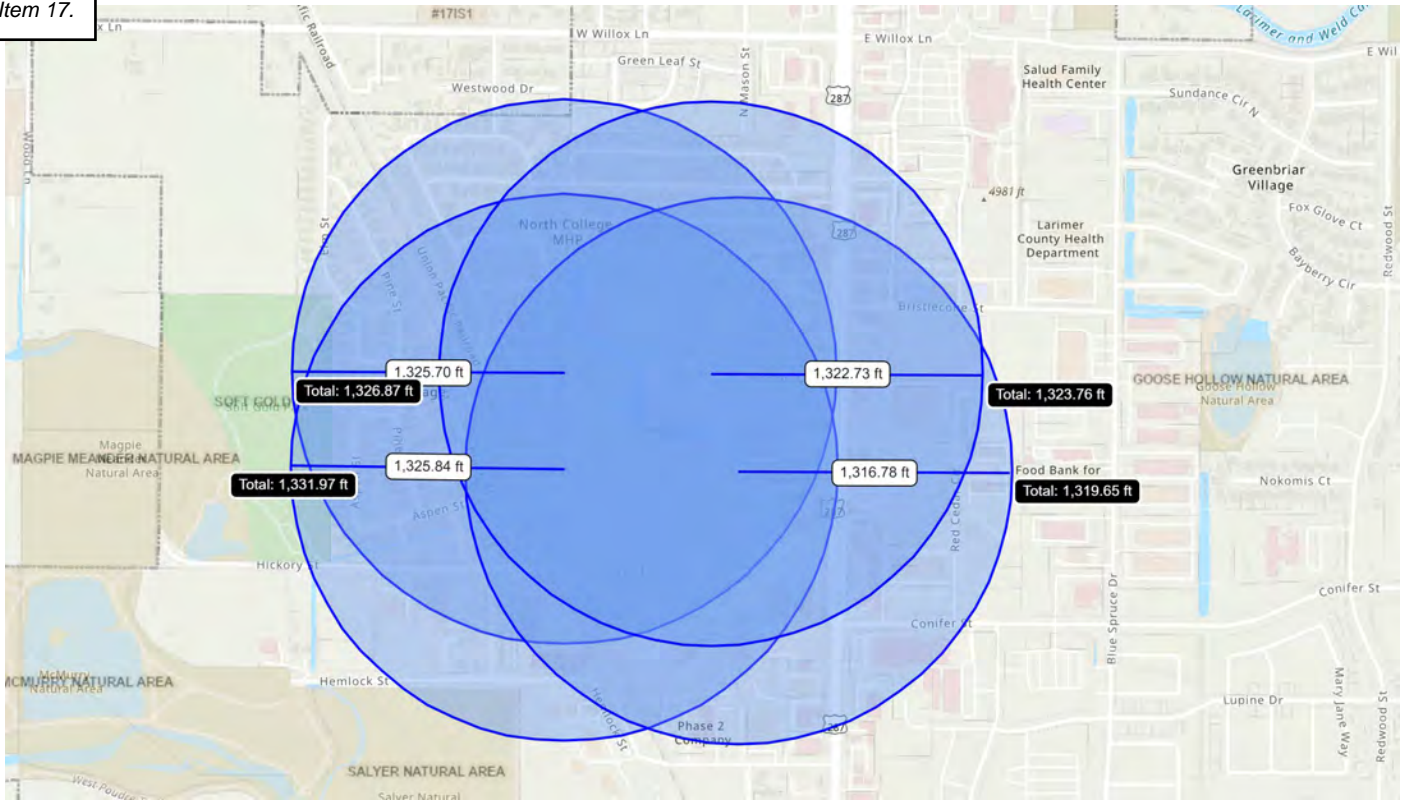
Transportation Impact Study
Pedestrian Analysis Worksheet

	Recreation	Residential	Inst.	Ofc/Bus.	Com.	Ind.	Other
Recreation							
Residential							
Institution							
Office/Business							
Commercial							
Industrial							
Other (Fort Collins Rescue Mission)	Hickory Trail, Soft Gold Park, Salyer Natural Area	North College Mobile Home Park, Revive, Hickory Village, Stonecrest Mobile Home Park, single family home adjacent to site.	Food Bank for Larimer County*	Various auto oriented repair services	Various Businesses off North College, JAX, banks, the Lyric, touches Country Club Corners Development**	Rocky Mountain Recycling, Valley Steel and Wire,	Several North College Hotels fall within the 1320' radius.

*Other services, including Larimer County Services off Willox, the Murphy Center, Homeward Alliance, the Health District Family Dental Clinic, WIC, and Salud are near the site but outside the 1320' radius.

** North College Marketplace near the development but outside the 1320' radius.

Item 17.



Item 17.



Proposed location for
new Ft. Collins Rescue
Mission campus

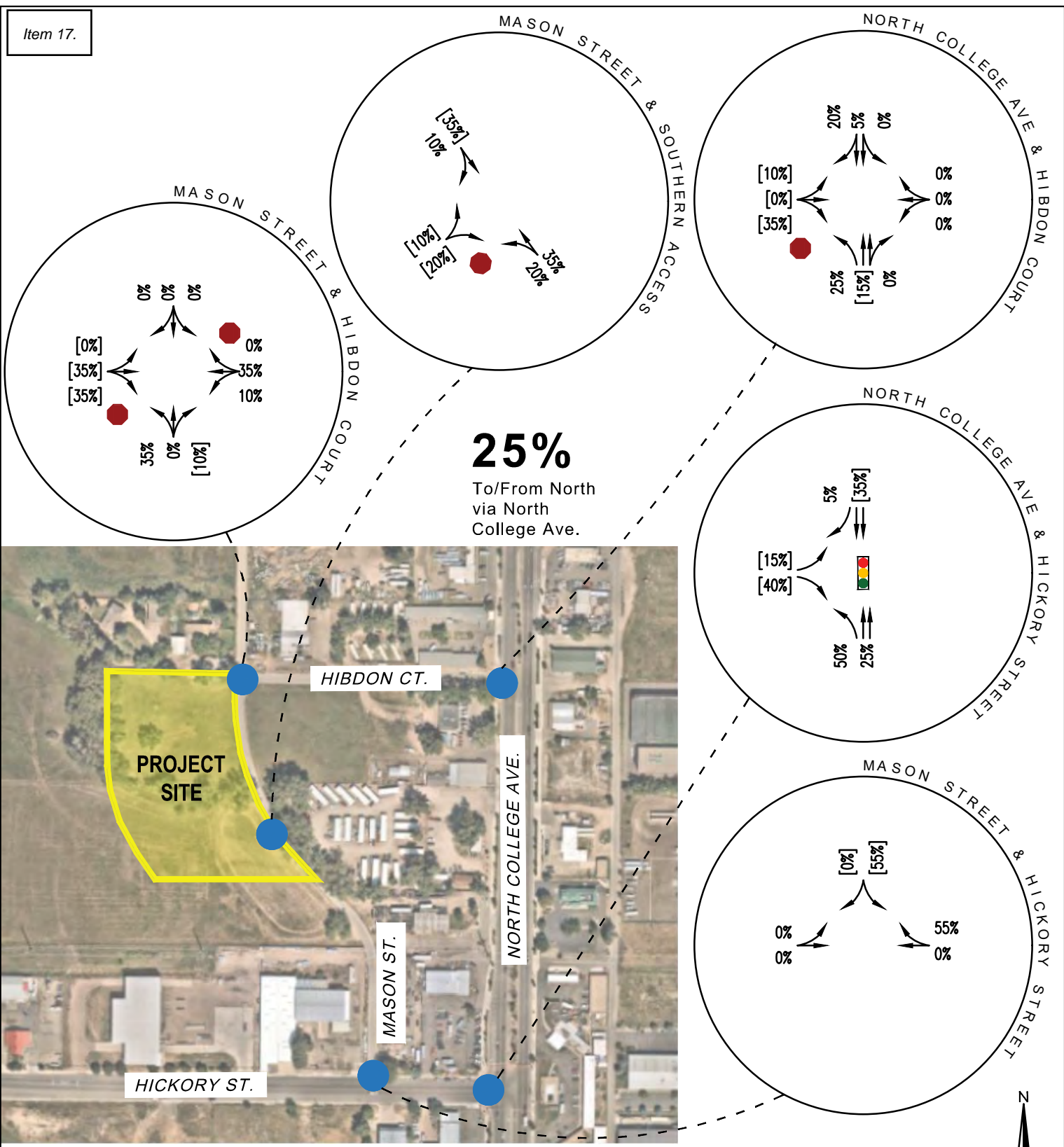


Table 3 - Trip Generation Summary

Users of Facility	Unit	Non-Auto Factor	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Employees (16 total)	People	1.00		68	34	34		23	16	7		16	0	16
Volunteers/Interns (10 Total)	People	1.00		44	22	22		10	10	0		10	0	10
Visitors*	People	1.00		20	10	10		0	0	0		0	0	0
Deliveries*	People	1.00		4	2	2		0	0	0		0	0	0
Partner Organization Visitors*	People	1.00		10	5	5		0	0	0		0	0	0
Patrons *	People	0.00		0	0	0		0	0	0		0	0	0
Total New Trips				146	73	73		33	26	7		26	0	26

Source: Data from Denver Rescue Mission facilities of similar size and operations.

* Trips not included as they do not occur during the Peak Hours



25%
To/From North
via North
College Ave.

75%
To/From South
via North
College Ave.

KEY
XX% [XX%] ENTERING [EXITING] TRIP PERCENTAGE
→ LANE CONFIGURATION



***Level of Service
Definitions***



LEVEL OF SERVICE DEFINITIONS

In rating roadway and intersection operating conditions with existing or future traffic volumes, “Levels of Service” (LOS) A through F are used, with LOS A indicating very good operation and LOS F indicating poor operation. Levels of service at signalized and unsignalized intersections are closely associated with vehicle delays experienced in seconds per vehicle. More complete level of service definitions and delay data for signal and stop sign controlled intersections are contained in the following table for reference.

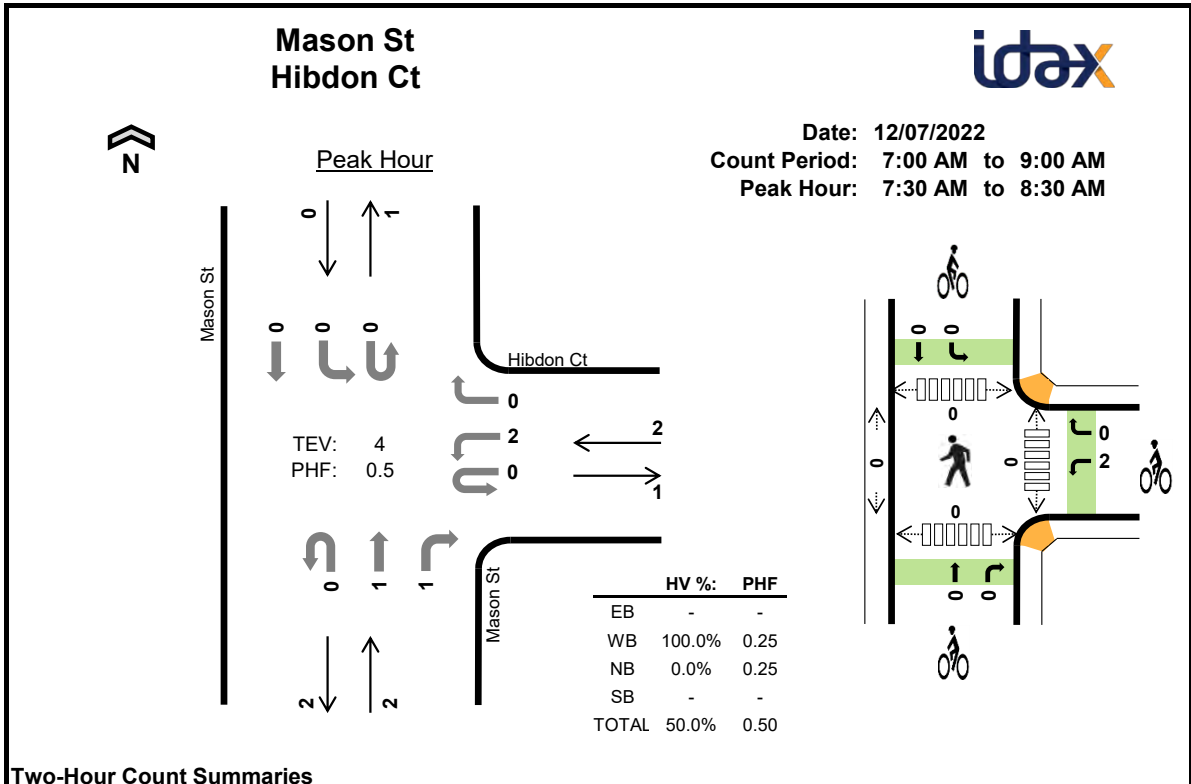
Level of Service Rating	Delay in seconds per vehicle (a)		Definition
	Signalized	Unsignalized	
A	0.0 to 10.0	0.0 to 10.0	Low vehicular traffic volumes; primarily free flow operations. Density is low and vehicles can freely maneuver within the traffic stream. Drivers are able to maintain their desired speeds with little or no delay.
B	10.1 to 20.0	10.1 to 15.0	Stable vehicular traffic volume flow with potential for some restriction of operating speeds due to traffic conditions. Vehicle maneuvering is only slightly restricted. The stopped delays are not bothersome and drivers are not subject to appreciable tension.
C	20.1 to 35.0	15.1 to 25.0	Stable traffic operations, however the ability for vehicles to maneuver is more restricted by the increase in traffic volumes. Relatively satisfactory operating speeds prevail, but adverse signal coordination or longer vehicle queues cause delays along the corridor.
D	35.1 to 55.0	25.1 to 35.0	Approaching unstable vehicular traffic flow where small increases in volume could cause substantial delays. Most drivers are restricted in ability to maneuver and selection of travel speeds due to congestion. Driver comfort and convenience are low, but tolerable.
E	55.1 to 80.0	35.1 to 50.0	Traffic operations characterized by significant approach delays and average travel speeds of one-half to one-third the free flow speed. Vehicular flow is unstable and there is potential for stoppages of brief duration. High signal density, extensive vehicle queuing, or corridor signal progression/timing are the typical causes of vehicle delays at signalized corridors.
F	> 80.0	> 50.0	Forced vehicular traffic flow and operations with high approach delays at critical intersections. Vehicle speeds are reduced substantially, and stoppages may occur for short or long periods of time because of downstream congestion.

(a) Delay ranges based on Highway Capacity Manual (6th Edition, 2016) criteria.



***Existing
Traffic Data***





Two-Hour Count Summaries

Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2	3	
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
8:15 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	4	
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Count Total	0	0	0	0	0	3	0	0	0	0	0	1	1	0	0	0	5	0	
Peak Hour	All	0	0	0	0	0	2	0	0	0	0	1	1	0	0	0	0	4	0
	HV	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0
	HV%	-	-	-	-	-	100%	-	-	-	-	0%	0%	-	-	-	-	50%	0

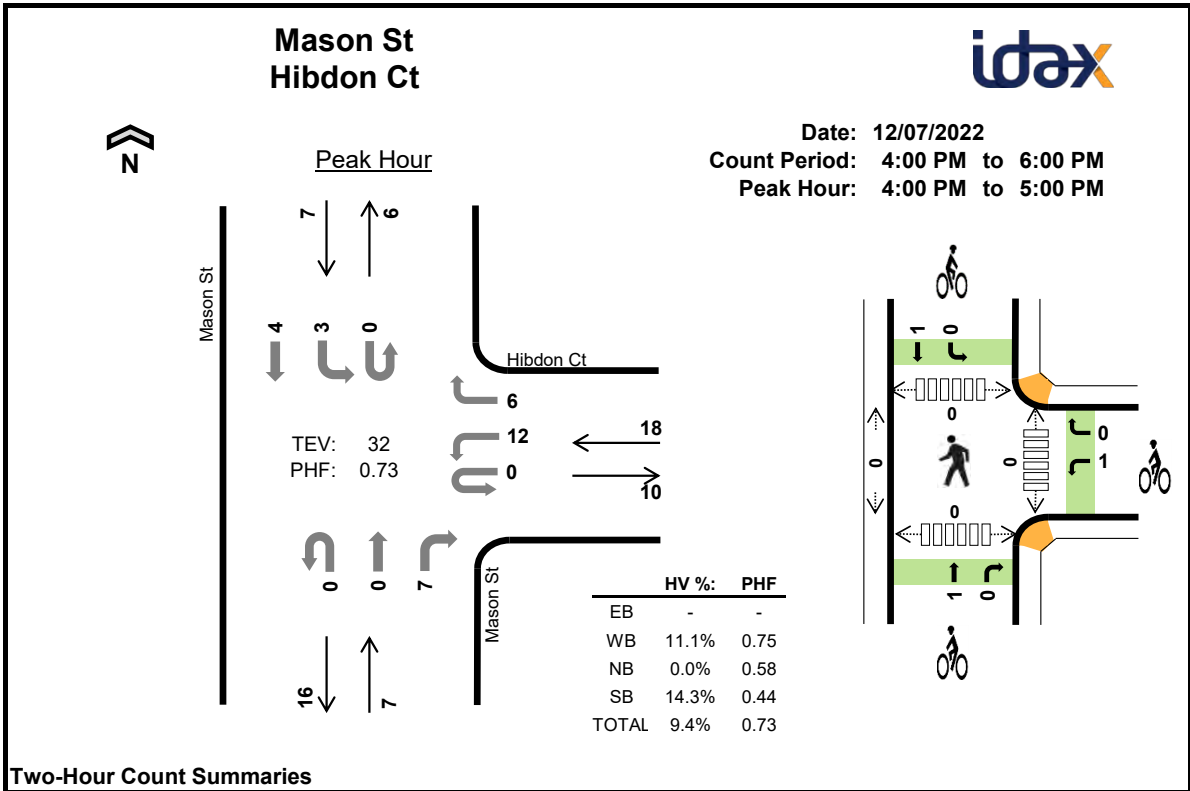
Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0
Count Total	0	3	0	0	3	0	2	3	0	5	0	0	0	0	0
Peak Hr	0	2	0	0	2	0	2	0	0	2	0	0	0	0	0

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3	0
Peak Hour	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0

Two-Hour Count Summaries - Bikes														
Interval Start	n/a			Hibdon Ct			Mason St			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	2	0	0	0	0	0	0	0	0	2	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	3	0	0	0	3	3
Count Total	0	0	0	2	0	0	0	0	3	0	0	0	5	0
Peak Hour	0	0	0	2	0	0	0	0	0	0	0	0	2	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	0	0	0	0	0	0	1	0	0	0	3	0	0	1	0	5	0	
4:15 PM	0	0	0	0	0	3	0	3	0	0	0	0	0	0	1	0	7	0	
4:30 PM	0	0	0	0	0	3	0	2	0	0	0	2	0	2	2	0	11	0	
4:45 PM	0	0	0	0	0	6	0	0	0	0	0	2	0	1	0	0	9	32	
5:00 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	29	
5:15 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	1	2	0	5	27	
5:30 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	3	19	
5:45 PM	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	0	3	13	
Count Total	0	0	0	0	0	16	0	10	0	0	1	7	0	4	7	0	45	0	
Peak Hour	All	0	0	0	0	0	12	0	6	0	0	0	7	0	3	4	0	32	0
	HV	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	3	0
	HV%	-	-	-	-	-	0%	-	33%	-	-	-	0%	-	0%	25%	-	9%	0

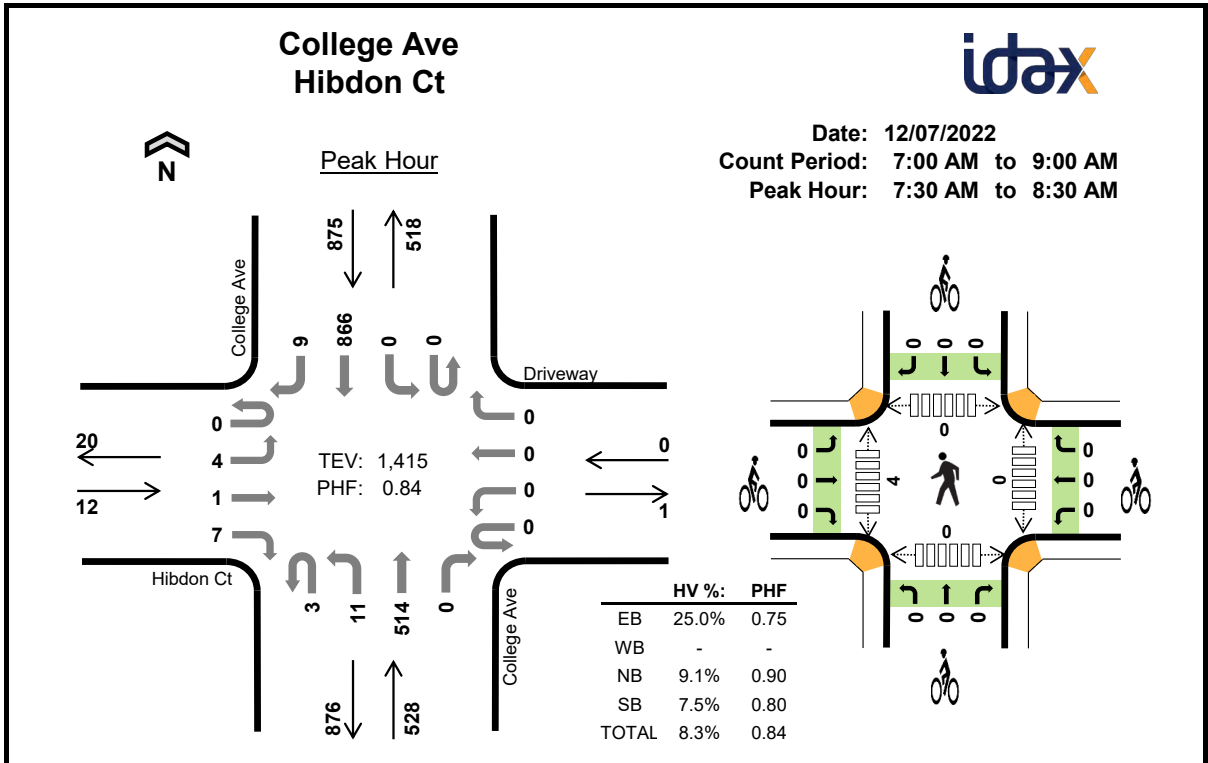
Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	1	0	1	2	0	1	0	0	1	0	0	0	0	0
4:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	2	0	1	3	0	1	1	1	3	0	0	0	0	0
Peak Hr	0	2	0	1	3	0	1	1	1	3	0	0	0	0	0

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	n/a				Hibdon Ct				Mason St				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	2	0
4:15 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	3	0
Peak Hour	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	3	0

Two-Hour Count Summaries - Bikes														
Interval Start	n/a			Hibdon Ct			Mason St			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	1	0	0	0	0	0	0	0	0	1	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:45 PM	0	0	0	0	0	0	0	1	0	0	0	0	1	3
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	1	0	0	0	1	0	0	1	0	3	0
Peak Hour	0	0	0	1	0	0	0	1	0	0	1	0	3	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hibdon Ct				Driveway				College Ave				15-min Total	Rolling One Hour					
	Eastbound		Westbound		Westbound		Northbound		Southbound										
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
7:00 AM	0	0	0	0	0	0	0	0	0	1	86	0	0	0	135	3			
7:15 AM	0	1	0	1	0	0	0	0	0	0	1	104	0	0	0	182	1		
7:30 AM	0	2	0	0	0	0	0	0	0	0	0	112	0	0	0	230	3		
7:45 AM	0	1	0	2	0	0	0	0	2	4	140	0	0	0	271	2	422		
8:00 AM	0	1	0	2	0	0	0	0	1	5	123	0	0	0	160	1	293		
8:15 AM	0	0	1	3	0	0	0	0	0	2	139	0	0	0	205	3	353		
8:30 AM	0	2	0	2	0	0	0	0	1	1	120	0	0	0	188	2	316		
8:45 AM	0	1	1	0	0	1	0	1	0	2	139	0	1	0	196	4	346		
Count Total	0	8	2	10	0	1	0	1	4	16	963	0	1	0	1,567	19	2,592		
Peak Hour	All	0	4	1	7	0	0	0	0	3	11	514	0	0	0	866	9	1,415	0
	HV	0	1	0	2	0	0	0	0	0	1	47	0	0	0	63	3	117	0
	HV%	-	25%	0%	29%	-	-	-	-	0%	9%	9%	-	-	-	7%	33%	8%	0

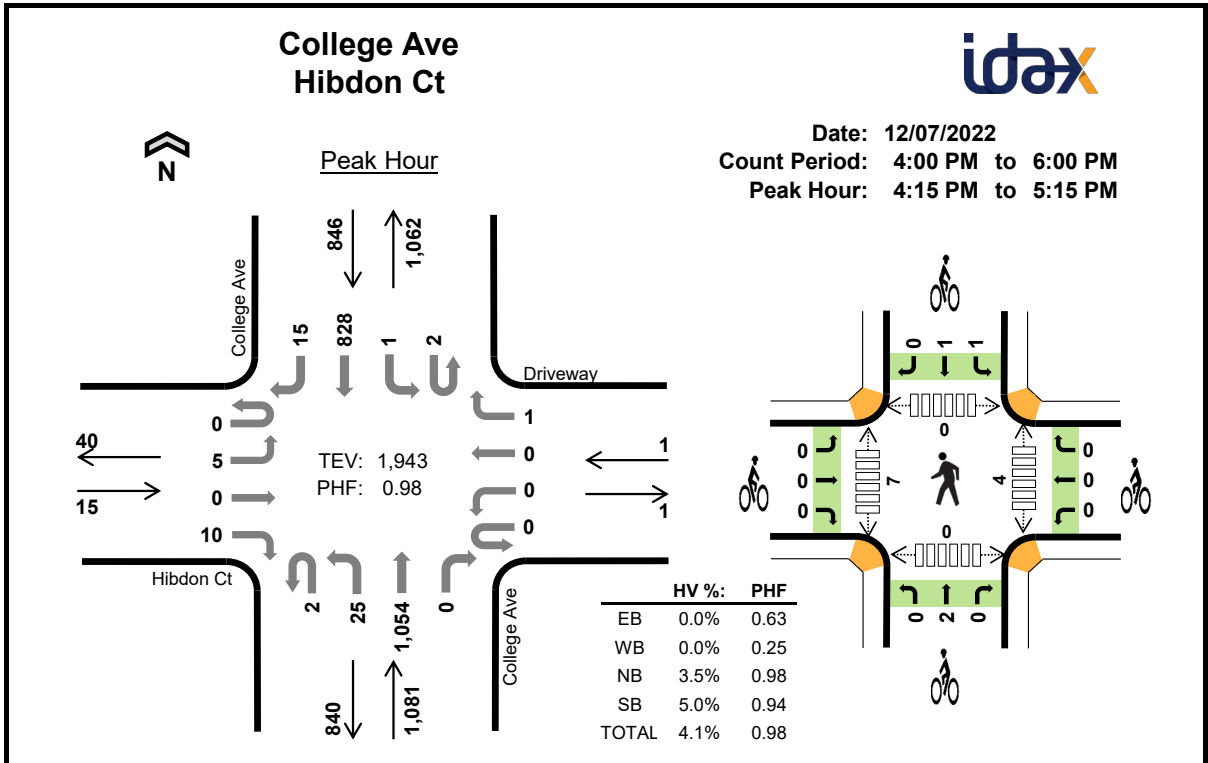
Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	11	15	26	0	0	0	0	0	1	1	0	0	2
7:15 AM	0	0	19	4	23	0	0	0	2	2	0	3	0	0	3
7:30 AM	1	0	13	12	26	0	0	0	0	0	0	1	0	0	1
7:45 AM	1	0	11	15	27	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	8	21	29	0	0	0	0	0	0	1	0	0	1
8:15 AM	1	0	16	18	35	0	0	0	0	0	0	2	0	0	2
8:30 AM	2	0	14	14	30	0	0	0	0	0	2	2	0	0	4
8:45 AM	0	0	10	20	30	0	0	1	0	1	2	4	1	0	7
Count Total	5	0	102	119	226	0	0	1	2	3	5	14	1	0	20
Peak Hour	3	0	48	66	117	0	0	0	0	0	0	4	0	0	4

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Hibdon Ct				Driveway				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	11	0	0	0	15	0	26	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	19	0	0	0	3	1	23	0
7:30 AM	0	1	0	0	0	0	0	0	0	0	13	0	0	0	12	0	26	0
7:45 AM	0	0	0	1	0	0	0	0	0	0	11	0	0	0	14	1	27	102
8:00 AM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	21	0	29	105
8:15 AM	0	0	0	1	0	0	0	0	0	1	15	0	0	0	16	2	35	117
8:30 AM	0	0	0	2	0	0	0	0	0	1	13	0	0	0	14	0	30	121
8:45 AM	0	0	0	0	0	0	0	0	0	0	10	0	0	0	20	0	30	124
Count Total	0	1	0	4	0	0	0	0	0	2	100	0	0	0	115	4	226	0
Peak Hour	0	1	0	2	0	0	0	0	0	1	47	0	0	0	63	3	117	0

Two-Hour Count Summaries - Bikes																		
Interval Start	Hibdon Ct			Driveway			College Ave			College Ave			15-min Total	Rolling One Hour				
	Eastbound			Westbound			Northbound			Southbound								
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT						
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	1	1
Count Total	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	3	3	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hibdon Ct				Driveway				College Ave				15-min Total	Rolling One Hour					
	Eastbound		RT		Westbound		RT		Northbound		Southbound								
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	2	0	3	0	0	0	0	2	7	250	0	0	0	197	3	464	0	
4:15 PM	0	2	0	0	0	0	0	0	2	8	262	0	0	0	199	6	479	0	
4:30 PM	0	1	0	4	0	0	0	0	0	7	266	0	0	1	211	4	494	0	
4:45 PM	0	2	0	4	0	0	0	1	0	2	259	0	2	0	221	3	494	1,931	
5:00 PM	0	0	0	2	0	0	0	0	0	8	267	0	0	0	197	2	476	1,943	
5:15 PM	0	1	0	2	0	0	0	0	2	4	263	0	0	0	196	2	470	1,934	
5:30 PM	0	1	0	3	0	0	0	0	1	5	261	0	0	0	200	4	475	1,915	
5:45 PM	0	2	0	4	0	0	0	0	0	2	206	1	0	0	165	3	383	1,804	
Count Total	0	11	0	22	0	0	0	1	7	43	2,034	1	2	1	1,586	27	3,735	0	
Peak Hour	All	0	5	0	10	0	0	0	1	2	25	1,054	0	2	1	828	15	1,943	0
	HV	0	0	0	0	0	0	0	0	0	1	37	0	0	0	42	0	80	0
	HV%	-	0%	-	0%	-	-	-	0%	0%	4%	4%	-	0%	0%	5%	0%	4%	0

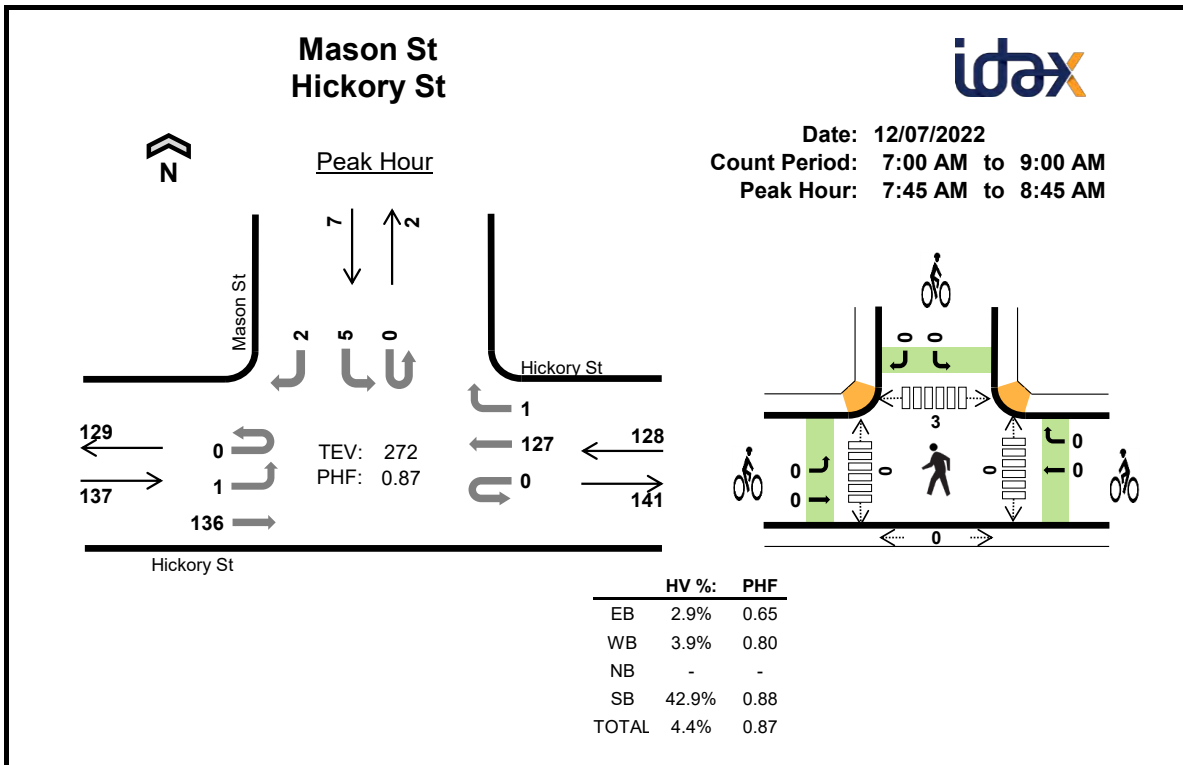
Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	22	13	35	0	0	0	0	0	1	7	1	0	9
4:15 PM	0	0	14	11	25	0	0	1	0	1	2	0	0	0	2
4:30 PM	0	0	13	11	24	0	0	0	1	1	2	2	0	0	4
4:45 PM	0	0	7	14	21	0	0	1	0	1	0	2	0	0	2
5:00 PM	0	0	4	6	10	0	0	0	1	1	0	3	0	0	3
5:15 PM	0	0	7	11	18	0	0	0	0	0	1	1	0	0	2
5:30 PM	0	0	13	10	23	0	0	0	0	0	1	2	0	0	3
5:45 PM	0	0	2	5	7	0	0	0	0	0	0	4	0	4	8
Count Total	0	0	82	81	163	0	0	2	2	4	7	21	1	4	33
Peak Hour	0	0	38	42	80	0	0	2	2	4	4	7	0	0	11

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Hibdon Ct				Driveway				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	1	21	0	0	0	13	0	35	0
4:15 PM	0	0	0	0	0	0	0	0	0	1	13	0	0	0	11	0	25	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	13	0	0	0	11	0	24	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	14	0	21	105
5:00 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	6	0	10	80
5:15 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	11	0	18	73
5:30 PM	0	0	0	0	0	0	0	0	0	0	13	0	0	0	10	0	23	72
5:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	7	58
Count Total	0	0	0	0	0	0	0	0	0	2	80	0	0	0	81	0	163	0
Peak Hour	0	0	0	0	0	0	0	0	0	1	37	0	0	0	42	0	80	0

Two-Hour Count Summaries - Bikes																		
Interval Start	Hibdon Ct			Driveway			College Ave			College Ave			15-min Total	Rolling One Hour				
	Eastbound			Westbound			Northbound			Southbound								
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT						
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	3	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	4	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Count Total	0	0	0	0	0	0	0	0	2	0	0	1	1	0	4	0	0	0
Peak Hour	0	0	0	0	0	0	0	0	2	0	0	1	1	0	4	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hickory St Eastbound				Hickory St Westbound				N/A Northbound				Mason St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
7:00 AM	0	0	21	0	0	0	14	0	0	0	0	0	0	0	0	0	35	0	
7:15 AM	0	0	22	0	0	0	20	0	0	0	0	0	0	0	1	0	44	0	
7:30 AM	0	0	33	0	0	0	27	0	0	0	0	0	0	0	0	0	60	0	
7:45 AM	0	1	27	0	0	0	39	1	0	0	0	0	0	0	2	0	70	209	
8:00 AM	0	0	24	0	0	0	40	0	0	0	0	0	0	0	2	0	66	240	
8:15 AM	0	0	32	0	0	0	24	0	0	0	0	0	0	0	0	2	58	254	
8:30 AM	0	0	53	0	0	0	24	0	0	0	0	0	0	1	0	0	78	272	
8:45 AM	0	0	26	0	1	0	23	0	0	0	0	0	0	0	0	0	50	252	
Count Total	0	1	238	0	1	0	211	1	0	0	0	0	0	6	0	3	461	0	
Peak Hour	All	0	1	136	0	0	127	1	0	0	0	0	0	0	5	0	2	272	0
	HV	0	0	4	0	0	4	1	0	0	0	0	0	0	1	0	2	12	0
	HV%	-	0%	3%	-	-	3%	100%	-	-	-	-	-	20%	-	100%	4%	0	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

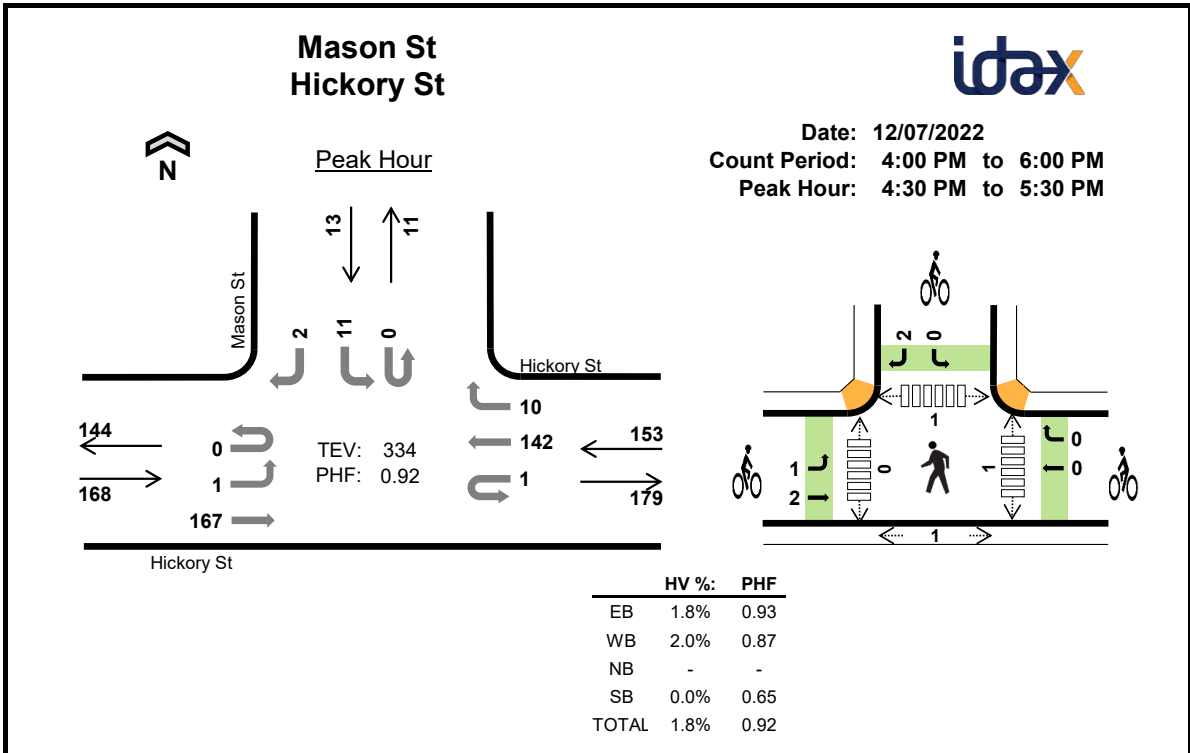
Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)					
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total	
7:00 AM	2	1	0	0	3	0	0	0	0	0	0	0	0	1	0	1
7:15 AM	2	1	0	1	4	0	1	0	0	1	0	0	0	0	0	0
7:30 AM	1	0	0	0	1	0	0	0	2	2	0	0	1	0	1	
7:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	1	0	1	
8:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1	
8:15 AM	1	2	0	2	5	0	0	0	0	0	0	0	1	0	1	
8:30 AM	3	2	0	0	5	0	0	0	0	0	0	0	0	0	0	
8:45 AM	0	0	0	0	0	4	0	0	0	4	0	0	1	0	1	
Count Total	9	7	0	4	20	4	1	0	2	7	0	0	6	0	6	
Peak Hr	4	5	0	3	12	0	0	0	0	0	0	0	3	0	3	

Item 17.

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Hickory St				Hickory St				N/A				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0
7:15 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	1	4	0
7:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
7:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	9
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	7
8:15 AM	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	2	5	8
8:30 AM	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	5	12
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Count Total	0	0	9	0	0	0	6	1	0	0	0	0	0	1	0	3	20	0
Peak Hour	0	0	4	0	0	0	4	1	0	0	0	0	0	1	0	2	12	0

Two-Hour Count Summaries - Bikes														
Interval Start	Hickory St			Hickory St			N/A			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	2	2	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	3	1	0	0	0	0	0	0	0	0	0	0	4	4
Count Total	3	1	0	0	1	0	0	0	0	0	0	2	7	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hickory St Eastbound				Hickory St Westbound				N/A Northbound				Mason St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	2	40	0	0	0	43	3	0	0	0	0	0	1	0	1	90	0	
4:15 PM	0	0	24	0	0	0	40	2	0	0	0	0	0	4	0	2	72	0	
4:30 PM	0	1	35	0	0	0	36	2	0	0	0	0	0	5	0	0	79	0	
4:45 PM	0	0	43	0	0	0	38	6	0	0	0	0	0	2	0	2	91	332	
5:00 PM	0	0	45	0	0	0	29	2	0	0	0	0	0	3	0	0	79	321	
5:15 PM	0	0	44	0	1	0	39	0	0	0	0	0	0	1	0	0	85	334	
5:30 PM	0	0	19	0	0	0	32	2	0	0	0	0	0	2	0	0	55	310	
5:45 PM	0	0	22	0	0	0	37	1	0	0	0	0	0	1	0	1	62	281	
Count Total	0	3	272	0	1	0	294	18	0	0	0	0	0	19	0	6	613	0	
Peak Hour	All	0	1	167	0	1	0	142	10	0	0	0	0	0	11	0	2	334	0
	HV	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	6	0
	HV%	-	0%	2%	-	0%	-	2%	0%	-	-	-	-	-	0%	-	0%	2%	0

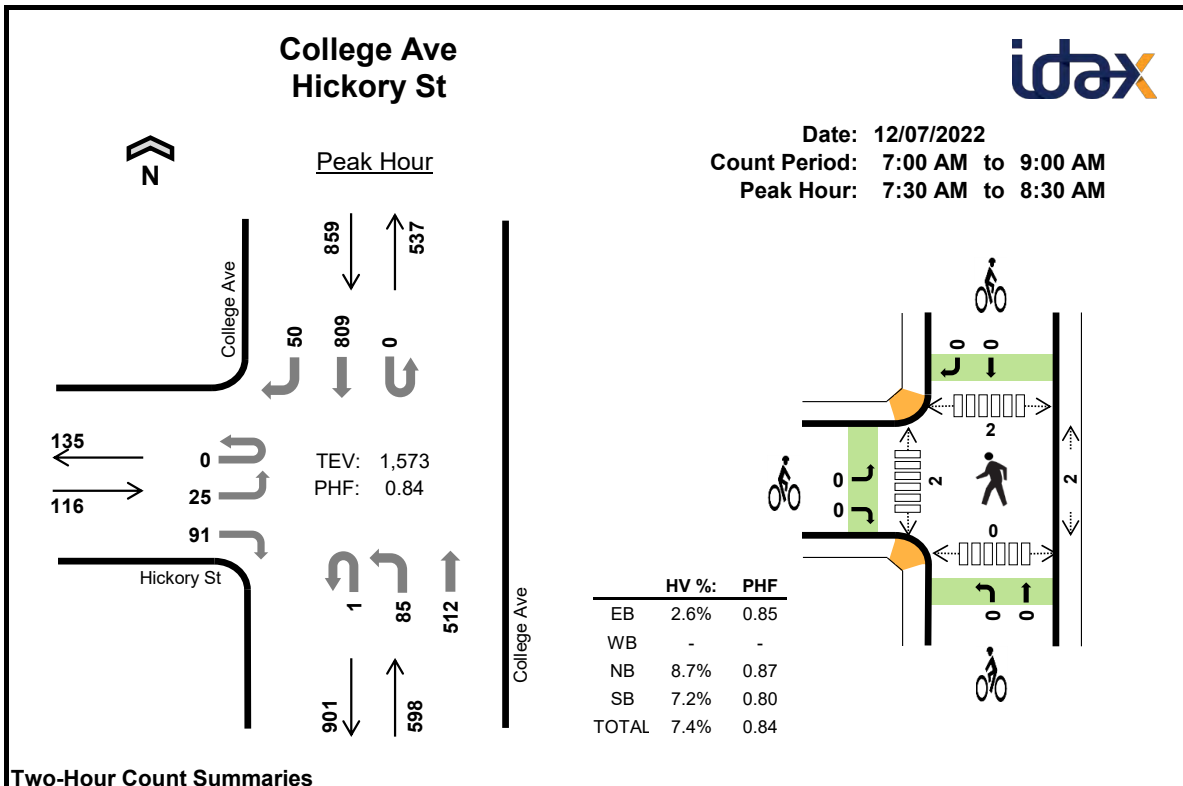
Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	2	0	0	2	4	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	1	0	0	0	1	1	0	1	0	2
4:30 PM	1	1	0	0	2	2	0	0	1	3	0	0	0	1	1
4:45 PM	1	1	0	0	2	1	0	0	0	1	1	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
5:15 PM	1	1	0	0	2	0	0	0	1	1	0	0	0	0	0
5:30 PM	0	0	0	0	0	2	0	0	0	2	6	0	1	0	7
5:45 PM	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2
Count Total	5	3	0	2	10	6	1	0	2	9	10	0	3	1	14
Peak Hr	3	3	0	0	6	3	0	0	2	5	1	0	1	1	3

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Hickory St				Hickory St				N/A				Mason St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	1	4	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0
4:45 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	8
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:15 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	6
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	5	0	0	0	3	0	0	0	0	0	0	1	0	1	10	0
Peak Hour	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	6	0

Two-Hour Count Summaries - Bikes														
Interval Start	Hickory St			Hickory St			N/A			Mason St			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	1	0
4:30 PM	0	2	0	0	0	0	0	0	0	0	0	1	3	0
4:45 PM	1	0	0	0	0	0	0	0	0	0	0	0	1	5
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	1	5
5:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	2	4
5:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	1	4
Count Total	1	5	0	0	1	0	0	0	0	0	0	2	9	0
Peak Hour	1	2	0	0	0	0	0	0	0	0	0	2	5	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour	
	Eastbound		Westbound		Northbound		Southbound		UT		LT		TH		RT				
7:00 AM	0	3	0	17	0	0	0	0	0	8	75	0	0	0	125	7	235	0	
7:15 AM	0	4	0	17	0	0	0	0	0	15	98	0	0	0	172	10	316	0	
7:30 AM	0	5	0	29	0	0	0	0	0	16	116	0	0	0	215	13	394	0	
7:45 AM	0	8	0	20	0	0	0	0	1	32	138	0	0	0	254	13	466	1,411	
8:00 AM	0	6	0	19	0	0	0	0	0	22	122	0	0	0	143	17	329	1,505	
8:15 AM	0	6	0	23	0	0	0	0	0	15	136	0	0	0	197	7	384	1,573	
8:30 AM	0	15	0	39	0	0	0	0	1	21	117	0	0	0	183	8	384	1,563	
8:45 AM	0	6	0	22	0	0	0	0	0	12	138	0	0	0	179	13	370	1,467	
Count Total	0	53	0	186	0	0	0	0	2	141	940	0	0	0	1,468	88	2,878	0	
Peak Hour	All	0	25	0	91	0	0	0	0	1	85	512	0	0	0	809	50	1,573	0
	HV	0	0	0	3	0	0	0	0	0	2	50	0	0	0	62	0	117	0
	HV%	-	0%	-	3%	-	-	-	-	0%	2%	10%	-	-	-	8%	0%	7%	0

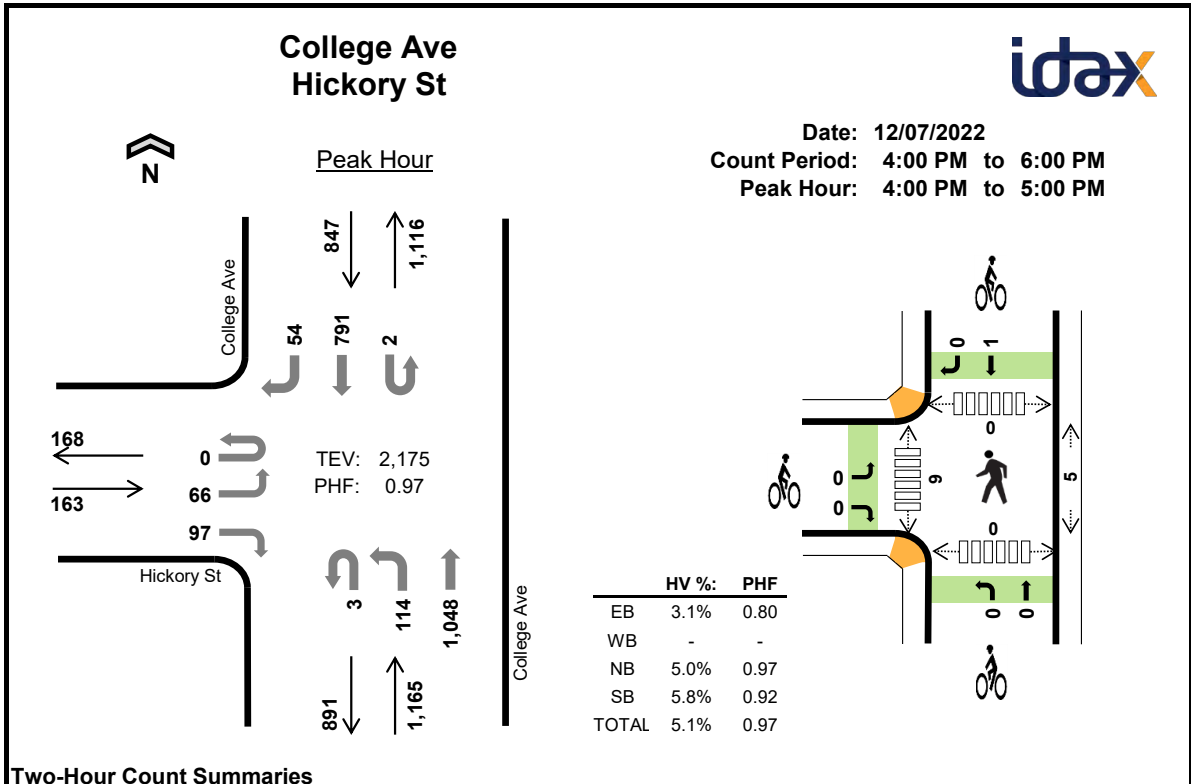
Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	2	0	12	14	28	0	0	0	0	0	0	0	0	0	0
7:15 AM	2	0	17	3	22	0	0	0	0	0	0	2	0	0	2
7:30 AM	1	0	14	11	26	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	13	14	27	0	0	0	0	0	0	0	0	0	0
8:00 AM	1	0	7	20	28	0	0	0	0	0	0	1	0	0	1
8:15 AM	1	0	18	17	36	0	0	0	0	0	2	1	2	0	5
8:30 AM	3	0	18	17	38	0	0	0	0	0	2	2	0	0	4
8:45 AM	0	0	8	21	29	1	0	0	0	1	0	4	0	0	4
Count Total	10	0	107	117	234	1	0	0	0	1	4	10	2	0	16
Peak Hr	3	0	52	62	117	0	0	0	0	0	2	2	2	0	6

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	2	0	0	0	0	0	0	12	0	0	0	13	1	28	0
7:15 AM	0	1	0	1	0	0	0	0	0	1	16	0	0	0	3	0	22	0
7:30 AM	0	0	0	1	0	0	0	0	0	0	14	0	0	0	11	0	26	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	13	0	0	0	14	0	27	103
8:00 AM	0	0	0	1	0	0	0	0	0	0	7	0	0	0	20	0	28	103
8:15 AM	0	0	0	1	0	0	0	0	0	2	16	0	0	0	17	0	36	117
8:30 AM	0	1	0	2	0	0	0	0	0	3	15	0	0	0	17	0	38	129
8:45 AM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	21	0	29	131
Count Total	0	2	0	8	0	0	0	0	0	6	101	0	0	0	116	1	234	0
Peak Hour	0	0	0	3	0	0	0	0	0	2	50	0	0	0	62	0	117	0

Two-Hour Count Summaries - Bikes														
Interval Start	Hickory St			N/A			College Ave			College Ave			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	1	0	0	0	0	0	0	0	0	0	0	0	1	1
Count Total	1	0	0	0	0	0	0	0	0	0	0	0	1	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Two-Hour Count Summaries

Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour	
	Eastbound		Westbound		Westbound		Northbound		Southbound		Southbound		Southbound						
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	12	0	28	0	0	0	0	1	33	266	0	2	0	182	16	540	0	
4:15 PM	0	20	0	13	0	0	0	0	0	27	266	0	0	0	188	13	527	0	
4:30 PM	0	14	0	25	0	0	0	0	0	25	269	0	0	0	201	15	549	0	
4:45 PM	0	20	0	31	0	0	0	0	2	29	247	0	0	0	220	10	559	2,175	
5:00 PM	0	12	0	37	0	0	0	0	2	27	252	0	1	0	181	11	523	2,158	
5:15 PM	0	17	0	33	0	0	0	0	2	30	246	0	0	0	198	14	540	2,171	
5:30 PM	0	14	0	12	0	0	0	0	1	23	245	0	0	0	193	15	503	2,125	
5:45 PM	0	4	0	19	0	0	0	0	1	30	217	0	0	0	161	9	441	2,007	
Count Total	0	113	0	198	0	0	0	0	9	224	2,008	0	3	0	1,524	103	4,182	0	
Peak Hour	All	0	66	0	97	0	0	0	0	3	114	1,048	0	2	0	791	54	2,175	0
	HV	0	1	0	4	0	0	0	0	0	3	55	0	0	0	49	0	112	0
	HV%	-	2%	-	4%	-	-	-	-	0%	3%	5%	-	0%	-	6%	0%	5%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	3	0	22	13	38	0	0	0	0	0	0	6	0	0	6
4:15 PM	0	0	15	10	25	0	0	0	0	0	2	1	0	0	3
4:30 PM	1	0	12	13	26	0	0	0	1	1	3	1	0	0	4
4:45 PM	1	0	9	13	23	0	0	0	0	0	0	1	0	0	1
5:00 PM	0	0	5	7	12	0	0	0	0	0	1	4	3	0	8
5:15 PM	1	0	9	8	18	0	0	0	0	0	2	1	0	0	3
5:30 PM	0	0	13	11	24	0	0	0	0	0	0	1	1	0	2
5:45 PM	0	0	2	5	7	0	0	0	0	0	0	0	0	0	0
Count Total	6	0	87	80	173	0	0	0	1	1	8	15	4	0	27
Peak Hr	5	0	58	49	112	0	0	0	1	1	5	9	0	0	14

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Hickory St				N/A				College Ave				College Ave				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	3	0	0	0	0	0	0	22	0	0	0	13	0	38	0
4:15 PM	0	0	0	0	0	0	0	0	0	1	14	0	0	0	10	0	25	0
4:30 PM	0	1	0	0	0	0	0	0	0	1	11	0	0	0	13	0	26	0
4:45 PM	0	0	0	1	0	0	0	0	0	1	8	0	0	0	13	0	23	112
5:00 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	7	0	12	86
5:15 PM	0	0	0	1	0	0	0	0	0	1	8	0	0	0	7	1	18	79
5:30 PM	0	0	0	0	0	0	0	0	0	1	12	0	0	0	11	0	24	77
5:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	7	61
Count Total	0	1	0	5	0	0	0	0	0	5	82	0	0	0	79	1	173	0
Peak Hour	0	1	0	4	0	0	0	0	0	3	55	0	0	0	49	0	112	0
Two-Hour Count Summaries - Bikes																		
Interval Start	Hickory St			N/A			College Ave			College Ave			15-min Total	Rolling One Hour				
	Eastbound			Westbound			Northbound			Southbound								
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT						
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0
<i>Note: U-Turn volumes for bikes are included in Left-Turn, if any.</i>																		



Intersection Capacity Worksheets: 2022 Existing



Intersection						
Int Delay, s/veh	4.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	2	0	1	1	0	0
Future Vol, veh/h	2	0	1	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	25	25	92	92
Heavy Vehicles, %	100	100	0	0	2	2
Mvmt Flow	8	0	4	4	0	0

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	7	6	0	0	8
Stage 1	6	-	-	-	-
Stage 2	1	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	4.12
Critical Hdwy Stg 1	6.4	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	2.218
Pot Cap-1 Maneuver	810	850	-	-	1612
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	810	850	-	-	1612
Mov Cap-2 Maneuver	810	-	-	-	-
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	810	1612
HCM Lane V/C Ratio	-	-	0.01	-
HCM Control Delay (s)	-	-	9.5	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕↔			↕↔			↕	↕↔		↕↔		
Traffic Vol, veh/h	4	1	7	0	0	0	14	514	0	0	866	9
Future Vol, veh/h	4	1	7	0	0	0	14	514	0	0	866	9
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	25	25	25	90	90	90	80	80	80
Heavy Vehicles, %	25	25	25	0	0	0	9	9	9	8	8	8
Mvmt Flow	5	1	9	0	0	0	16	571	0	0	1083	11

Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	1411	1696	551	1145	1701	286	1098	0	0	-	-	0
Stage 1	1093	1093	-	603	603	-	-	-	-	-	-	-
Stage 2	318	603	-	542	1098	-	-	-	-	-	-	-
Critical Hdwy	8	7	7.4	7.5	6.5	6.9	4.28	-	-	-	-	-
Critical Hdwy Stg 1	7	6	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7	6	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.75	4.25	3.55	3.5	4	3.3	2.29	-	-	-	-	-
Pot Cap-1 Maneuver	*125	93	423	258	114	*888	592	-	-	0	-	-
Stage 1	*192	244	-	774	692	-	-	-	-	0	-	-
Stage 2	*782	647	-	497	291	-	-	-	-	0	-	-
Platoon blocked, %	1	1		1	1	1		-	-	-	-	-
Mov Cap-1 Maneuver	*122	90	421	244	111	*888	590	-	-	-	-	-
Mov Cap-2 Maneuver	*122	90	-	244	111	-	-	-	-	-	-	-
Stage 1	*186	243	-	753	673	-	-	-	-	-	-	-
Stage 2	*761	629	-	483	290	-	-	-	-	-	-	-

Approach	EB		WB			NB		SB			
HCM Control Delay, s	24.8		0			0.3		0			
HCM LOS	C		A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	590	-	-	198	-	-	-
HCM Lane V/C Ratio	0.026	-	-	0.081	-	-	-
HCM Control Delay (s)	11.3	-	-	24.8	0	-	-
HCM Lane LOS	B	-	-	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	-	-	-

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	136	127	1	5	2
Future Vol, veh/h	1	136	127	1	5	2
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	43	43
Mvmt Flow	2	209	159	1	6	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	163	0	-	0	376 163
Stage 1	-	-	-	-	163 -
Stage 2	-	-	-	-	213 -
Critical Hdwy	4.13	-	-	-	6.83 6.63
Critical Hdwy Stg 1	-	-	-	-	5.83 -
Critical Hdwy Stg 2	-	-	-	-	5.83 -
Follow-up Hdwy	2.227	-	-	-	3.887 3.687
Pot Cap-1 Maneuver	1410	-	-	-	552 785
Stage 1	-	-	-	-	776 -
Stage 2	-	-	-	-	734 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1406	-	-	-	548 783
Mov Cap-2 Maneuver	-	-	-	-	548 -
Stage 1	-	-	-	-	772 -
Stage 2	-	-	-	-	732 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1406	-	-	-	599
HCM Lane V/C Ratio	0.001	-	-	-	0.013
HCM Control Delay (s)	7.6	0	-	-	11.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

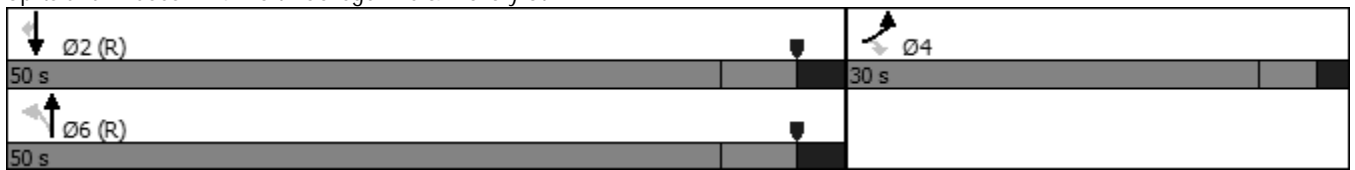


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	25	91	86	512	809	50
Future Volume (vph)	25	91	86	512	809	50
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT and 6:NBTL, Start of Red
 Natural Cycle: 60
 Control Type: Actuated-Coordinated

Splits and Phases: 4: North College Ave & Hickory St



















Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	29	107	99	589	1011	63
v/c Ratio	0.12	0.39	0.27	0.23	0.39	0.05
Control Delay	29.0	13.2	7.5	4.2	5.1	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.0	13.2	7.5	4.2	5.1	2.0
Queue Length 50th (ft)	14	8	11	34	68	1
Queue Length 95th (ft)	29	39	53	91	153	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	558	543	369	2565	2613	1152
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.20	0.27	0.23	0.39	0.05

Intersection Summary

05/24/2023

2022 Existing - AM Peak Hour

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 	 	
Traffic Volume (veh/h)	25	91	86	512	809	50
Future Volume (veh/h)	25	91	86	512	809	50
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	29	107	99	589	1011	62
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	183	143	416	2547	2590	1154
Arrive On Green	0.10	0.09	0.76	0.76	0.76	0.76
Sat Flow, veh/h	1767	1572	497	3445	3503	1520
Grp Volume(v), veh/h	29	107	99	589	1011	62
Grp Sat Flow(s),veh/h/ln	1767	1572	497	1678	1706	1520
Q Serve(g_s), s	1.2	5.3	6.8	4.1	8.1	0.8
Cycle Q Clear(g_c), s	1.2	5.3	14.9	4.1	8.1	0.8
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	183	143	416	2547	2590	1154
V/C Ratio(X)	0.16	0.75	0.24	0.23	0.39	0.05
Avail Cap(c_a), veh/h	563	482	416	2547	2590	1154
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.7	35.5	5.9	2.8	3.3	2.4
Incr Delay (d2), s/veh	0.4	7.5	1.3	0.2	0.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	2.3	0.7	0.8	1.6	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	33.1	43.0	7.2	3.0	3.7	2.5
LnGrp LOS	C	D	A	A	A	A
Approach Vol, veh/h	136			688	1073	
Approach Delay, s/veh	40.9			3.6	3.7	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		67.2		12.8		67.2
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		10.1		7.3		16.9
Green Ext Time (p_c), s		4.8		0.4		3.6
Intersection Summary						
HCM 6th Ctrl Delay			6.3			
HCM 6th LOS			A			

Intersection

Int Delay, s/veh 5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		B			U
Traffic Vol, veh/h	12	6	0	7	3	4
Future Vol, veh/h	12	6	0	7	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	58	58	44	44
Heavy Vehicles, %	11	11	0	0	14	14
Mvmt Flow	16	8	0	12	7	9

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	29	6	0
Stage 1	6	-	-
Stage 2	23	-	-
Critical Hdwy	6.51	6.31	-
Critical Hdwy Stg 1	5.51	-	-
Critical Hdwy Stg 2	5.51	-	-
Follow-up Hdwy	3.599	3.399	-
Pot Cap-1 Maneuver	963	1051	-
Stage 1	994	-	-
Stage 2	977	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	958	1051	-
Mov Cap-2 Maneuver	958	-	-
Stage 1	994	-	-
Stage 2	972	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	3.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	987	1532
HCM Lane V/C Ratio	-	-	0.024	0.004
HCM Control Delay (s)	-	-	8.7	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕	↕		↕		
Traffic Vol, veh/h	5	0	10	0	0	1	27	1054	0	3	828	15
Future Vol, veh/h	5	0	10	0	0	1	27	1054	0	3	828	15
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	8	0	16	0	0	4	28	1076	0	3	881	16

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	1496	2038	456	1583	2046	542	904	0	0	1080	0	0
Stage 1	902	902	-	1136	1136	-	-	-	-	-	-	-
Stage 2	594	1136	-	447	910	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	*292	*87	557	*230	*86	*643	736	-	-	*944	-	-
Stage 1	*303	*359	-	*606	*531	-	-	-	-	-	-	-
Stage 2	*606	*531	-	*566	*356	-	-	-	-	-	-	-
Platoon blocked, %	1	1		1	1	1		-	-	1	-	-
Mov Cap-1 Maneuver	*279	*83	553	*215	*81	*641	731	-	-	*941	-	-
Mov Cap-2 Maneuver	*279	*83	-	*215	*81	-	-	-	-	-	-	-
Stage 1	*289	*354	-	*581	*509	-	-	-	-	-	-	-
Stage 2	*580	*509	-	*546	*351	-	-	-	-	-	-	-

Approach	EB		WB			NB			SB		
HCM Control Delay, s	14.2		10.7			0.3			0		
HCM LOS	B		B								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	731	-	-	417	641	*941	-	-
HCM Lane V/C Ratio	0.038	-	-	0.057	0.006	0.003	-	-
HCM Control Delay (s)	10.1	-	-	14.2	10.7	8.8	-	-
HCM Lane LOS	B	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0	0	-	-

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

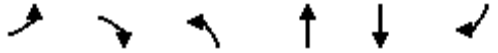
Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	167	142	10	11	2
Future Vol, veh/h	1	167	142	10	11	2
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	0	0
Mvmt Flow	1	180	163	11	17	3

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	175	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1401	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1400	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1400	-	-	-	674
HCM Lane V/C Ratio	0.001	-	-	-	0.03
HCM Control Delay (s)	7.6	0	-	-	10.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

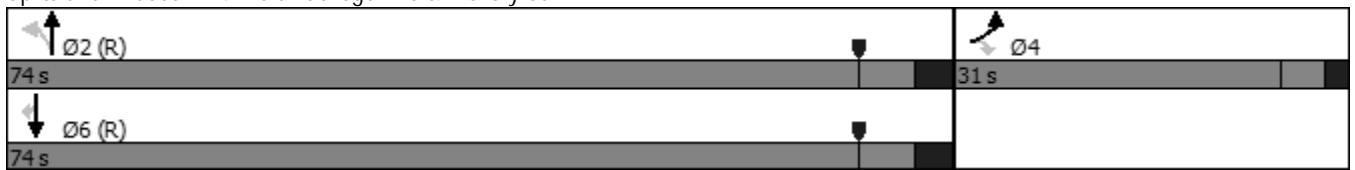


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	66	97	117	1048	791	54
Future Volume (vph)	66	97	117	1048	791	54
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow
 Natural Cycle: 60
 Control Type: Actuated-Coordinated

Splits and Phases: 4: North College Ave & Hickory St



















Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	83	121	121	1080	860	59
v/c Ratio	0.40	0.43	0.27	0.41	0.33	0.05
Control Delay	46.7	12.2	6.0	4.9	4.4	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.7	12.2	6.0	4.9	4.4	1.3
Queue Length 50th (ft)	53	0	17	94	68	0
Queue Length 95th (ft)	81	35	57	188	140	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	442	472	449	2665	2640	1138
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.26	0.27	0.41	0.33	0.05

Intersection Summary

05/24/2023

2022 Existing - PM Peak Hour

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 	 	
Traffic Volume (veh/h)	66	97	117	1048	791	54
Future Volume (veh/h)	66	97	117	1048	791	54
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	82	121	121	1080	860	59
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	192	156	493	2729	2707	1200
Arrive On Green	0.11	0.10	0.79	0.79	0.79	0.79
Sat Flow, veh/h	1767	1572	593	3561	3532	1526
Grp Volume(v), veh/h	82	121	121	1080	860	59
Grp Sat Flow(s),veh/h/ln	1767	1572	593	1735	1721	1526
Q Serve(g_s), s	4.6	7.9	7.7	10.1	7.5	0.9
Cycle Q Clear(g_c), s	4.6	7.9	15.1	10.1	7.5	0.9
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	192	156	493	2729	2707	1200
V/C Ratio(X)	0.43	0.78	0.25	0.40	0.32	0.05
Avail Cap(c_a), veh/h	446	382	493	2729	2707	1200
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.7	46.2	5.3	3.5	3.2	2.5
Incr Delay (d2), s/veh	1.5	8.0	1.2	0.4	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	3.4	0.9	2.4	1.8	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	45.2	54.2	6.5	3.9	3.5	2.6
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	203			1201	919	
Approach Delay, s/veh	50.6			4.2	3.4	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		89.1		15.9		89.1
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		17.1		9.9		9.5
Green Ext Time (p_c), s		6.8		0.6		4.0
Intersection Summary						
HCM 6th Ctrl Delay			7.9			
HCM 6th LOS			A			



Intersection Capacity Worksheets: Year 2025 Background



Intersection						
Int Delay, s/veh	4.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	0	1	1	0	0
Future Vol, veh/h	2	0	1	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	25	25	92	92
Heavy Vehicles, %	100	100	0	0	2	2
Mvmt Flow	8	0	4	4	0	0

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	7	6	0	0	8
Stage 1	6	-	-	-	-
Stage 2	1	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	4.12
Critical Hdwy Stg 1	6.4	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	2.218
Pot Cap-1 Maneuver	810	850	-	-	1612
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	810	850	-	-	1612
Mov Cap-2 Maneuver	810	-	-	-	-
Stage 1	812	-	-	-	-
Stage 2	817	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	810	1612
HCM Lane V/C Ratio	-	-	0.01	-
HCM Control Delay (s)	-	-	9.5	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕			↕	
Traffic Vol, veh/h	4	1	7	0	0	0	14	530	0	0	890	9
Future Vol, veh/h	4	1	7	0	0	0	14	530	0	0	890	9
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	25	25	25	90	90	90	80	80	80
Heavy Vehicles, %	25	25	25	0	0	0	9	9	9	8	8	8
Mvmt Flow	5	1	9	0	0	0	16	589	0	0	1113	11

Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	1450	1744	566	1178	1749	295	1128	0	0	-	-	0
Stage 1	1123	1123	-	621	621	-	-	-	-	-	-	-
Stage 2	327	621	-	557	1128	-	-	-	-	-	-	-
Critical Hdwy	8	7	7.4	7.5	6.5	6.9	4.28	-	-	-	-	-
Critical Hdwy Stg 1	7	6	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7	6	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.75	4.25	3.55	3.5	4	3.3	2.29	-	-	-	-	-
Pot Cap-1 Maneuver	*114	85	413	241	105	*888	576	-	-	0	-	-
Stage 1	*183	235	-	751	677	-	-	-	-	0	-	-
Stage 2	*782	631	-	487	282	-	-	-	-	0	-	-
Platoon blocked, %	1	1		1	1	1		-	-	-	-	-
Mov Cap-1 Maneuver	*111	82	411	228	102	*888	574	-	-	-	-	-
Mov Cap-2 Maneuver	*111	82	-	228	102	-	-	-	-	-	-	-
Stage 1	*177	234	-	730	658	-	-	-	-	-	-	-
Stage 2	*760	614	-	473	281	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.4	0	0.3	0
HCM LOS	D	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	574	-	-	184	-	-	-
HCM Lane V/C Ratio	0.027	-	-	0.087	-	-	-
HCM Control Delay (s)	11.4	-	-	26.4	0	-	-
HCM Lane LOS	B	-	-	D	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	-	-	-

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	140	131	1	5	2
Future Vol, veh/h	1	140	131	1	5	2
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	43	43
Mvmt Flow	2	215	164	1	6	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	168	0	-	0	387 168
Stage 1	-	-	-	-	168 -
Stage 2	-	-	-	-	219 -
Critical Hdwy	4.13	-	-	-	6.83 6.63
Critical Hdwy Stg 1	-	-	-	-	5.83 -
Critical Hdwy Stg 2	-	-	-	-	5.83 -
Follow-up Hdwy	2.227	-	-	-	3.887 3.687
Pot Cap-1 Maneuver	1404	-	-	-	544 780
Stage 1	-	-	-	-	771 -
Stage 2	-	-	-	-	729 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1400	-	-	-	540 778
Mov Cap-2 Maneuver	-	-	-	-	540 -
Stage 1	-	-	-	-	767 -
Stage 2	-	-	-	-	727 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1400	-	-	-	592
HCM Lane V/C Ratio	0.001	-	-	-	0.013
HCM Control Delay (s)	7.6	0	-	-	11.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

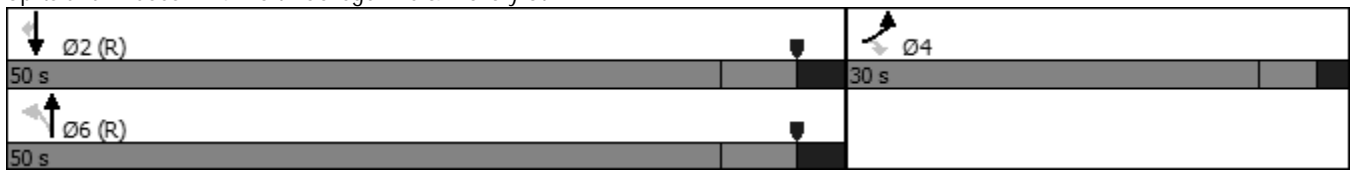


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	26	94	89	528	834	52
Future Volume (vph)	26	94	89	528	834	52
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max

Intersection Summary













Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT and 6:NBTL, Start of Red
 Natural Cycle: 60
 Control Type: Actuated-Coordinated

Splits and Phases: 4: North College Ave & Hickory St





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	31	111	102	607	1043	65
v/c Ratio	0.13	0.41	0.29	0.24	0.40	0.06
Control Delay	29.0	15.3	8.0	4.3	5.2	2.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.0	15.3	8.0	4.3	5.2	2.1
Queue Length 50th (ft)	15	13	12	35	72	1
Queue Length 95th (ft)	30	44	56	94	158	13
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	558	538	354	2560	2608	1150
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.21	0.29	0.24	0.40	0.06
Intersection Summary						

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	26	94	89	528	834	52
Future Volume (veh/h)	26	94	89	528	834	52
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	31	111	102	607	1042	65
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	189	148	402	2537	2579	1149
Arrive On Green	0.11	0.09	0.76	0.76	0.76	0.76
Sat Flow, veh/h	1767	1572	481	3445	3503	1520
Grp Volume(v), veh/h	31	111	102	607	1042	65
Grp Sat Flow(s),veh/h/ln	1767	1572	481	1678	1706	1520
Q Serve(g_s), s	1.3	5.5	7.6	4.3	8.6	0.9
Cycle Q Clear(g_c), s	1.3	5.5	16.2	4.3	8.6	0.9
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	189	148	402	2537	2579	1149
V/C Ratio(X)	0.16	0.75	0.25	0.24	0.40	0.06
Avail Cap(c_a), veh/h	563	482	402	2537	2579	1149
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.5	35.3	6.3	2.9	3.4	2.5
Incr Delay (d2), s/veh	0.4	7.4	1.5	0.2	0.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.4	0.8	0.8	1.7	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	32.9	42.7	7.8	3.1	3.9	2.6
LnGrp LOS	C	D	A	A	A	A
Approach Vol, veh/h	142			709	1107	
Approach Delay, s/veh	40.5			3.8	3.8	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		67.0		13.0		67.0
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		10.6		7.5		18.2
Green Ext Time (p_c), s		5.0		0.4		3.8
Intersection Summary						
HCM 6th Ctrl Delay			6.5			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		B			U
Traffic Vol, veh/h	12	6	0	7	3	4
Future Vol, veh/h	12	6	0	7	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	58	58	44	44
Heavy Vehicles, %	11	11	0	0	14	14
Mvmt Flow	16	8	0	12	7	9

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	29	6	0	0	12
Stage 1	6	-	-	-	-
Stage 2	23	-	-	-	-
Critical Hdwy	6.51	6.31	-	-	4.24
Critical Hdwy Stg 1	5.51	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-
Follow-up Hdwy	3.599	3.399	-	-	2.326
Pot Cap-1 Maneuver	963	1051	-	-	1532
Stage 1	994	-	-	-	-
Stage 2	977	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	958	1051	-	-	1532
Mov Cap-2 Maneuver	958	-	-	-	-
Stage 1	994	-	-	-	-
Stage 2	972	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	3.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	987	1532
HCM Lane V/C Ratio	-	-	0.024	0.004
HCM Control Delay (s)	-	-	8.7	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↙	↕		↕		
Traffic Vol, veh/h	5	0	10	0	0	1	28	1086	0	3	853	15
Future Vol, veh/h	5	0	10	0	0	1	28	1086	0	3	853	15
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	8	0	16	0	0	4	29	1108	0	3	907	16

Major/Minor	Minor2		Minor1			Major1		Major2				
Conflicting Flow All	1540	2098	469	1630	2106	558	930	0	0	1112	0	0
Stage 1	928	928	-	1170	1170	-	-	-	-	-	-	-
Stage 2	612	1170	-	460	936	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	*259	*76	546	*201	*74	*643	719	-	-	*944	-	-
Stage 1	*292	*349	-	*606	*531	-	-	-	-	-	-	-
Stage 2	*606	*531	-	*556	*346	-	-	-	-	-	-	-
Platoon blocked, %	1	1		1	1	1		-	-	1	-	-
Mov Cap-1 Maneuver	*246	*71	542	*188	*70	*641	714	-	-	*941	-	-
Mov Cap-2 Maneuver	*246	*71	-	*188	*70	-	-	-	-	-	-	-
Stage 1	*278	*344	-	*580	*507	-	-	-	-	-	-	-
Stage 2	*578	*507	-	*536	*341	-	-	-	-	-	-	-

Approach	EB		WB			NB		SB		
HCM Control Delay, s	14.9		10.7			0.3		0		
HCM LOS	B		B							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	714	-	-	387	641	*941	-	-
HCM Lane V/C Ratio	0.04	-	-	0.062	0.006	0.003	-	-
HCM Control Delay (s)	10.3	-	-	14.9	10.7	8.8	-	-
HCM Lane LOS	B	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0	0	-	-

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	172	146	10	11	2
Future Vol, veh/h	1	172	146	10	11	2
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	0	0
Mvmt Flow	1	185	168	11	17	3

Major/Minor

	Major1	Major2	Minor2		
Conflicting Flow All	180	0	0	363	175
Stage 1	-	-	-	175	-
Stage 2	-	-	-	188	-
Critical Hdwy	4.12	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	5.4	-
Follow-up Hdwy	2.218	-	-	3.5	3.3
Pot Cap-1 Maneuver	1396	-	-	640	874
Stage 1	-	-	-	860	-
Stage 2	-	-	-	849	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1395	-	-	638	873
Mov Cap-2 Maneuver	-	-	-	638	-
Stage 1	-	-	-	858	-
Stage 2	-	-	-	848	-

Approach

	EB	WB	SB
HCM Control Delay, s	0	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt

	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1395	-	-	-	666
HCM Lane V/C Ratio	0.001	-	-	-	0.03
HCM Control Delay (s)	7.6	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

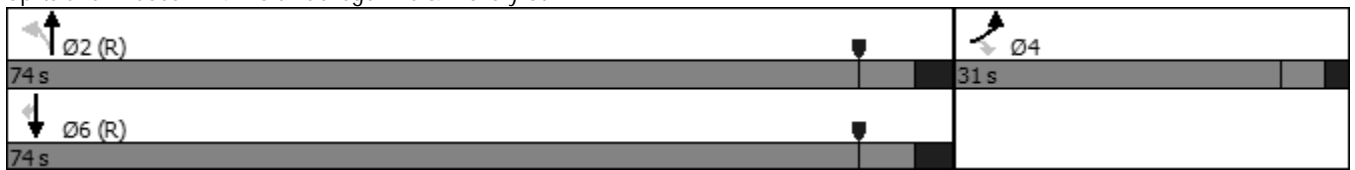


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	68	100	121	1080	815	56
Future Volume (vph)	68	100	121	1080	815	56
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow
 Natural Cycle: 60
 Control Type: Actuated-Coordinated













Splits and Phases: 4: North College Ave & Hickory St





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	85	125	125	1113	886	61
v/c Ratio	0.40	0.44	0.29	0.42	0.34	0.05
Control Delay	46.9	12.1	6.3	5.0	4.5	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.9	12.1	6.3	5.0	4.5	1.3
Queue Length 50th (ft)	54	0	18	98	71	0
Queue Length 95th (ft)	82	35	60	196	145	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98	125			95
Base Capacity (vph)	442	475	436	2663	2638	1138
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.26	0.29	0.42	0.34	0.05

Intersection Summary

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	68	100	121	1080	815	56
Future Volume (veh/h)	68	100	121	1080	815	56
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	85	125	125	1113	886	61
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	197	160	478	2720	2697	1196
Arrive On Green	0.11	0.10	0.78	0.78	0.78	0.78
Sat Flow, veh/h	1767	1572	578	3561	3532	1526
Grp Volume(v), veh/h	85	125	125	1113	886	61
Grp Sat Flow(s),veh/h/ln	1767	1572	578	1735	1721	1526
Q Serve(g_s), s	4.7	8.1	8.4	10.7	7.9	0.9
Cycle Q Clear(g_c), s	4.7	8.1	16.3	10.7	7.9	0.9
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	197	160	478	2720	2697	1196
V/C Ratio(X)	0.43	0.78	0.26	0.41	0.33	0.05
Avail Cap(c_a), veh/h	446	382	478	2720	2697	1196
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.6	46.0	5.7	3.6	3.3	2.6
Incr Delay (d2), s/veh	1.5	8.0	1.3	0.5	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	3.6	1.0	2.6	1.9	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	45.1	54.0	7.0	4.1	3.6	2.6
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	210			1238	947	
Approach Delay, s/veh	50.4			4.4	3.6	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		88.8		16.2		88.8
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		18.3		10.1		9.9
Green Ext Time (p_c), s		7.1		0.6		4.1
Intersection Summary						
HCM 6th Ctrl Delay			8.1			
HCM 6th LOS			A			



Intersection Capacity Worksheets: Year 2045 Background



Intersection						
Int Delay, s/veh	4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		B			U
Traffic Vol, veh/h	2	0	1	1	0	0
Future Vol, veh/h	2	0	1	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	25	25	92	92
Heavy Vehicles, %	2	2	0	0	2	2
Mvmt Flow	8	0	4	4	0	0

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	7	6	0	0	8
Stage 1	6	-	-	-	-
Stage 2	1	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	1014	1077	-	-	1612
Stage 1	1017	-	-	-	-
Stage 2	1022	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	1014	1077	-	-	1612
Mov Cap-2 Maneuver	1014	-	-	-	-
Stage 1	1017	-	-	-	-
Stage 2	1022	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1014	1612
HCM Lane V/C Ratio	-	-	0.008	-
HCM Control Delay (s)	-	-	8.6	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕			↕	
Traffic Vol, veh/h	5	1	10	0	0	0	15	615	0	0	1040	10
Future Vol, veh/h	5	1	10	0	0	0	15	615	0	0	1040	10
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	90	90	90	80	80	80
Heavy Vehicles, %	10	10	10	0	0	0	9	9	9	8	8	8
Mvmt Flow	7	1	13	0	0	0	17	683	0	0	1300	13

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	1687	2028	661	1368	2034	342	1317	0	0	-	-	0
Stage 1	1311	1311	-	717	717	-	-	-	-	-	-	-
Stage 2	376	717	-	651	1317	-	-	-	-	-	-	-
Critical Hdwy	7.7	6.7	7.1	7.5	6.5	6.9	4.28	-	-	-	-	-
Critical Hdwy Stg 1	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.6	4.1	3.4	3.5	4	3.3	2.29	-	-	-	-	-
Pot Cap-1 Maneuver	56	52	387	108	58	660	485	-	-	0	-	-
Stage 1	156	212	-	391	437	-	-	-	-	0	-	-
Stage 2	596	413	-	429	229	-	-	-	-	0	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	54	50	386	99	56	660	483	-	-	-	-	-
Mov Cap-2 Maneuver	54	50	-	99	56	-	-	-	-	-	-	-
Stage 1	150	211	-	377	422	-	-	-	-	-	-	-
Stage 2	575	399	-	412	228	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	42.9		0		0.3		0	
HCM LOS	E		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	483	-	-	116	-	-	-
HCM Lane V/C Ratio	0.035	-	-	0.184	-	-	-
HCM Control Delay (s)	12.7	-	-	42.9	0	-	-
HCM Lane LOS	B	-	-	E	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	-	-	-

Intersection

Int Delay, s/veh 0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	165	150	1	5	2
Future Vol, veh/h	1	165	150	1	5	2
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	10	10
Mvmt Flow	2	254	188	1	6	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	192	0	-	0	450 192
Stage 1	-	-	-	-	192 -
Stage 2	-	-	-	-	258 -
Critical Hdwy	4.13	-	-	-	6.5 6.3
Critical Hdwy Stg 1	-	-	-	-	5.5 -
Critical Hdwy Stg 2	-	-	-	-	5.5 -
Follow-up Hdwy	2.227	-	-	-	3.59 3.39
Pot Cap-1 Maneuver	1375	-	-	-	552 830
Stage 1	-	-	-	-	822 -
Stage 2	-	-	-	-	767 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1371	-	-	-	548 828
Mov Cap-2 Maneuver	-	-	-	-	548 -
Stage 1	-	-	-	-	818 -
Stage 2	-	-	-	-	765 -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	11
HCM LOS			B

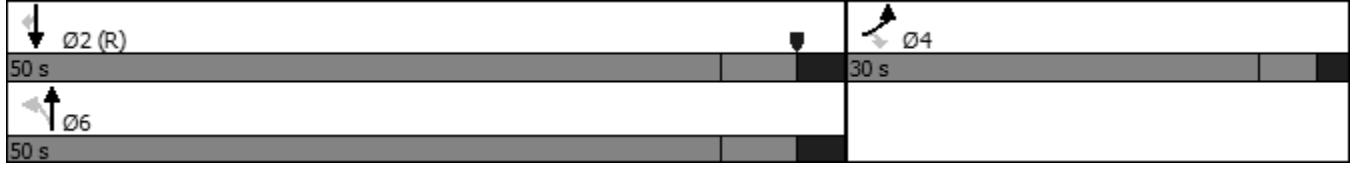
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1371	-	-	-	607
HCM Lane V/C Ratio	0.001	-	-	-	0.013
HCM Control Delay (s)	7.6	0	-	-	11
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↙	↗	↙	↑↑	↑↑	↗
Traffic Volume (vph)	30	110	105	615	970	60
Future Volume (vph)	30	110	105	615	970	60
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	Max	Max	C-Max	C-Max
Act Effct Green (s)	12.0	11.0	60.8	60.8	60.8	60.8
Actuated g/C Ratio	0.15	0.14	0.76	0.76	0.76	0.76

Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT, Start of Red
 Natural Cycle: 75
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.49
 Intersection Signal Delay: 7.5
 Intersection Capacity Utilization 55.6%
 Analysis Period (min) 15

Splits and Phases: 4: Hickory St & North College Ave





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	35	129	121	707	1213	75
v/c Ratio	0.13	0.49	0.44	0.28	0.47	0.07
Control Delay	28.0	24.7	13.3	4.9	6.3	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.0	24.7	13.3	4.9	6.3	2.4
Queue Length 50th (ft)	16	35	19	50	106	2
Queue Length 95th (ft)	33	68	90	112	195	16
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	558	517	278	2518	2565	1132
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.25	0.44	0.28	0.47	0.07

Intersection Summary



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↶	↷	↶	↕	↕	↶
Traffic Volume (veh/h)	30	110	105	615	970	60
Future Volume (veh/h)	30	110	105	615	970	60
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	35	129	121	707	1212	75
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	212	169	334	2493	2535	1129
Arrive On Green	0.12	0.11	0.74	0.74	0.74	0.74
Sat Flow, veh/h	1767	1572	405	3445	3503	1520
Grp Volume(v), veh/h	35	129	121	707	1212	75
Grp Sat Flow(s),veh/h/ln	1767	1572	405	1678	1706	1520
Q Serve(g_s), s	1.4	6.4	13.6	5.5	11.3	1.1
Cycle Q Clear(g_c), s	1.4	6.4	24.9	5.5	11.3	1.1
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	212	169	334	2493	2535	1129
V/C Ratio(X)	0.17	0.76	0.36	0.28	0.48	0.07
Avail Cap(c_a), veh/h	563	482	334	2493	2535	1129
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.6	34.7	9.1	3.4	4.1	2.8
Incr Delay (d2), s/veh	0.4	7.0	3.0	0.3	0.6	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.7	1.3	1.4	2.5	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	32.0	41.7	12.1	3.6	4.8	2.9
LnGrp LOS	C	D	B	A	A	A
Approach Vol, veh/h	164			828	1287	
Approach Delay, s/veh	39.7			4.9	4.6	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		65.9		14.1		65.9
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		13.3		8.4		26.9
Green Ext Time (p_c), s		6.1		0.4		4.4
Intersection Summary						
HCM 6th Ctrl Delay			7.3			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	4.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		B			U
Traffic Vol, veh/h	15	5	0	10	3	5
Future Vol, veh/h	15	5	0	10	3	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	58	58	44	44
Heavy Vehicles, %	11	11	2	2	10	10
Mvmt Flow	20	7	0	17	7	11

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	34	9	0	0	17
Stage 1	9	-	-	-	-
Stage 2	25	-	-	-	-
Critical Hdwy	6.51	6.31	-	-	4.2
Critical Hdwy Stg 1	5.51	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-
Follow-up Hdwy	3.599	3.399	-	-	2.29
Pot Cap-1 Maneuver	957	1047	-	-	1550
Stage 1	991	-	-	-	-
Stage 2	975	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	952	1047	-	-	1550
Mov Cap-2 Maneuver	952	-	-	-	-
Stage 1	991	-	-	-	-
Stage 2	970	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	2.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1550
HCM Lane V/C Ratio	-	-	0.027	0.004
HCM Control Delay (s)	-	-	8.8	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection

Int Delay, s/veh 0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕			↕	
Traffic Vol, veh/h	5	0	10	0	0	1	30	1265	0	3	995	20
Future Vol, veh/h	5	0	10	0	0	1	30	1265	0	3	995	20
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	8	0	16	0	0	4	31	1291	0	3	1059	21

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	1791	2440	547	1893	2450	650	1087	0	0	1295	0	0
Stage 1	1083	1083	-	1357	1357	-	-	-	-	-	-	-
Stage 2	708	1357	-	536	1093	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	*189	*36	486	*136	*35	*555	626	-	-	*815	-	-
Stage 1	*235	*296	-	*524	*458	-	-	-	-	-	-	-
Stage 2	*524	*458	-	*501	*293	-	-	-	-	-	-	-
Platoon blocked, %	1	1		1	1	1		-	-	1	-	-
Mov Cap-1 Maneuver	*178	*33	483	*125	*32	*553	622	-	-	*812	-	-
Mov Cap-2 Maneuver	*178	*33	-	*125	*32	-	-	-	-	-	-	-
Stage 1	*222	*291	-	*496	*434	-	-	-	-	-	-	-
Stage 2	*494	*434	-	*480	*288	-	-	-	-	-	-	-

Approach	EB		WB			NB			SB		
HCM Control Delay, s	17.7		11.6			0.3			0		
HCM LOS	C		B								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	622	-	-	307	553	*812	-	-
HCM Lane V/C Ratio	0.049	-	-	0.078	0.007	0.004	-	-
HCM Control Delay (s)	11.1	-	-	17.7	11.6	9.5	-	-
HCM Lane LOS	B	-	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.2	0	0	-	-

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	200	170	10	15	2
Future Vol, veh/h	1	200	170	10	15	2
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	215	195	11	23	3

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	207	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1364	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1363	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	11.2
HCM LOS			B

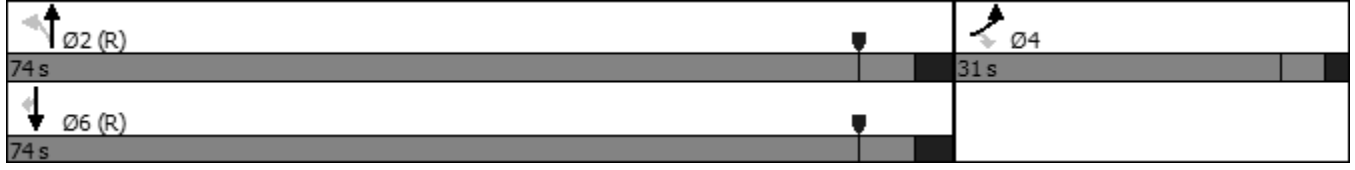
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1363	-	-	-	609
HCM Lane V/C Ratio	0.001	-	-	-	0.043
HCM Control Delay (s)	7.6	0	-	-	11.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	80	115	140	1260	950	65
Future Volume (vph)	80	115	140	1260	950	65
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	13.2	12.2	80.8	80.8	80.8	80.8
Actuated g/C Ratio	0.13	0.12	0.77	0.77	0.77	0.77
v/c Ratio						

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBT and 6:SBT, Start of Yellow
 Natural Cycle: 65
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.49
 Intersection Signal Delay: 7.5
 Intersection Capacity Utilization 55.0%
 Analysis Period (min) 15

Splits and Phases: 4: Hickory St & North College Ave





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	100	144	144	1299	1033	71
v/c Ratio	0.45	0.49	0.39	0.49	0.39	0.06
Control Delay	47.9	15.6	8.8	5.8	5.0	1.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.9	15.6	8.8	5.8	5.0	1.6
Queue Length 50th (ft)	64	11	25	132	93	1
Queue Length 95th (ft)	93	48	83	247	178	15
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	442	476	365	2645	2620	1131
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.30	0.39	0.49	0.39	0.06

Intersection Summary















Item 17.

M 6th Signalized Intersection Summary

4: Hickory St & North College Ave

05/23/2023

2045 Bkgrd - PM Peak Hour

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 	 	
Traffic Volume (veh/h)	80	115	140	1260	950	65
Future Volume (veh/h)	80	115	140	1260	950	65
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	100	144	144	1299	1033	71
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	219	180	404	2675	2654	1177
Arrive On Green	0.12	0.11	0.77	0.77	0.77	0.77
Sat Flow, veh/h	1767	1572	498	3561	3532	1526
Grp Volume(v), veh/h	100	144	144	1299	1033	71
Grp Sat Flow(s),veh/h/ln	1767	1572	498	1735	1721	1526
Q Serve(g_s), s	5.5	9.4	14.0	14.4	10.3	1.2
Cycle Q Clear(g_c), s	5.5	9.4	24.3	14.4	10.3	1.2
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	219	180	404	2675	2654	1177
V/C Ratio(X)	0.46	0.80	0.36	0.49	0.39	0.06
Avail Cap(c_a), veh/h	446	382	404	2675	2654	1177
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.7	45.3	7.9	4.4	3.9	2.9
Incr Delay (d2), s/veh	1.5	7.9	2.4	0.6	0.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	4.1	1.6	4.2	2.6	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	44.2	53.2	10.3	5.0	4.4	3.0
LnGrp LOS	D	D	B	A	A	A
Approach Vol, veh/h				1443	1104	
Approach Delay, s/veh				5.6	4.3	
Approach LOS				A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		87.5		17.5		87.5
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		26.3		11.4		12.3
Green Ext Time (p_c), s		9.9		0.7		5.1
Intersection Summary						
HCM 6th Ctrl Delay			8.9			
HCM 6th LOS			A			



***Intersection Capacity Worksheets:
Year 2025 Background+
Project***



Intersection												
Int Delay, s/veh	7.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	0	4	4	44	8	0	8	1	28	0	0	0
Future Vol, veh/h	0	4	4	44	8	0	8	1	28	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	25	25	25	25	25	25	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	0	0	2	2	2
Mvmt Flow	0	4	4	176	32	0	32	4	112	0	0	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	141	181	1	129	125	60	1	0	0	116	0	0
Stage 1	1	1	-	124	124	-	-	-	-	-	-	-
Stage 2	140	180	-	5	1	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	829	713	1084	844	765	1005	1622	-	-	1473	-	-
Stage 1	1022	895	-	880	793	-	-	-	-	-	-	-
Stage 2	863	750	-	1017	895	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	789	698	1084	823	749	1005	1622	-	-	1473	-	-
Mov Cap-2 Maneuver	789	698	-	823	749	-	-	-	-	-	-	-
Stage 1	1001	895	-	862	776	-	-	-	-	-	-	-
Stage 2	810	734	-	1008	895	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.3		11		1.6		0	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1622	-	-	849	811	1473	-	-
HCM Lane V/C Ratio	0.02	-	-	0.01	0.256	-	-	-
HCM Control Delay (s)	7.3	0	-	9.3	11	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	1	0	-	-

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↙	↕		↕		
Traffic Vol, veh/h	10	1	19	0	0	0	32	545	0	0	893	34
Future Vol, veh/h	10	1	19	0	0	0	32	545	0	0	893	34
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	90	90	90	80	80	80
Heavy Vehicles, %	10	10	10	0	0	0	9	9	9	8	8	8
Mvmt Flow	13	1	25	0	0	0	36	606	0	0	1116	43

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	1517	1820	584	1237	1841	303	1163	0	0	-	-	0
Stage 1	1142	1142	-	678	678	-	-	-	-	-	-	-
Stage 2	375	678	-	559	1163	-	-	-	-	-	-	-
Critical Hdwy	7.7	6.7	7.1	7.5	6.5	6.9	4.28	-	-	-	-	-
Critical Hdwy Stg 1	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.6	4.1	3.4	3.5	4	3.3	2.29	-	-	-	-	-
Pot Cap-1 Maneuver	76	70	435	134	76	699	558	-	-	0	-	-
Stage 1	200	257	-	413	455	-	-	-	-	0	-	-
Stage 2	597	431	-	486	271	-	-	-	-	0	-	-
Platoon blocked, %											-	-
Mov Cap-1 Maneuver	72	65	433	118	71	699	556	-	-	-	-	-
Mov Cap-2 Maneuver	72	65	-	118	71	-	-	-	-	-	-	-
Stage 1	186	256	-	386	425	-	-	-	-	-	-	-
Stage 2	558	403	-	455	270	-	-	-	-	-	-	-

Approach	EB		WB		NB			SB		
HCM Control Delay, s	37.2		0		0.7			0		
HCM LOS	E		A							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	556	-	-	151	-	-	-
HCM Lane V/C Ratio	0.064	-	-	0.265	-	-	-
HCM Control Delay (s)	11.9	-	-	37.2	0	-	-
HCM Lane LOS	B	-	-	E	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	-	-	-

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	4	140	131	37	47	5
Future Vol, veh/h	4	140	131	37	47	5
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	10	10
Mvmt Flow	6	215	164	46	53	6

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	213	0	-	0	417 190
Stage 1	-	-	-	-	190 -
Stage 2	-	-	-	-	227 -
Critical Hdwy	4.13	-	-	-	6.5 6.3
Critical Hdwy Stg 1	-	-	-	-	5.5 -
Critical Hdwy Stg 2	-	-	-	-	5.5 -
Follow-up Hdwy	2.227	-	-	-	3.59 3.39
Pot Cap-1 Maneuver	1351	-	-	-	577 832
Stage 1	-	-	-	-	823 -
Stage 2	-	-	-	-	792 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1347	-	-	-	571 830
Mov Cap-2 Maneuver	-	-	-	-	571 -
Stage 1	-	-	-	-	816 -
Stage 2	-	-	-	-	790 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1347	-	-	-	589
HCM Lane V/C Ratio	0.005	-	-	-	0.1
HCM Control Delay (s)	7.7	0	-	-	11.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

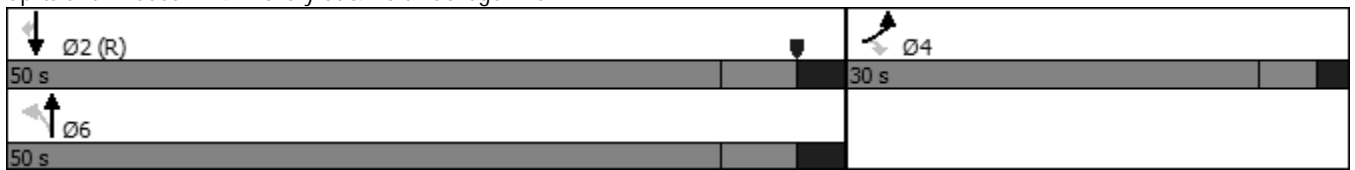


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↙	↗	↙	↑↑	↑↑	↗
Traffic Volume (vph)	41	121	124	546	846	53
Future Volume (vph)	41	121	124	546	846	53
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	Max	Max	C-Max	C-Max

Intersection Summary

Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT, Start of Red
 Natural Cycle: 65
 Control Type: Actuated-Coordinated

Splits and Phases: 4: Hickory St & North College Ave

















Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	48	142	143	628	1058	66
v/c Ratio	0.19	0.51	0.45	0.26	0.44	0.06
Control Delay	29.4	20.7	12.4	5.0	6.1	2.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.4	20.7	12.4	5.0	6.1	2.2
Queue Length 50th (ft)	22	29	22	41	82	1
Queue Length 95th (ft)	41	63	94	98	162	13
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	558	536	315	2372	2416	1070
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.26	0.45	0.26	0.44	0.06

Intersection Summary

05/23/2023

2025 Bkgrd + Project - AM Peak Hour

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	41	121	124	546	846	53
Future Volume (veh/h)	41	121	124	546	846	53
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	48	142	143	628	1058	66
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	229	184	380	2460	2501	1114
Arrive On Green	0.13	0.12	0.73	0.73	0.73	0.73
Sat Flow, veh/h	1767	1572	473	3445	3503	1520
Grp Volume(v), veh/h	48	142	143	628	1058	66
Grp Sat Flow(s),veh/h/ln	1767	1572	473	1678	1706	1520
Q Serve(g_s), s	1.9	7.0	13.4	4.9	9.6	1.0
Cycle Q Clear(g_c), s	1.9	7.0	23.0	4.9	9.6	1.0
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	229	184	380	2460	2501	1114
V/C Ratio(X)	0.21	0.77	0.38	0.26	0.42	0.06
Avail Cap(c_a), veh/h	563	482	380	2460	2501	1114
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.1	34.3	8.6	3.5	4.1	3.0
Incr Delay (d2), s/veh	0.4	6.6	2.8	0.3	0.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	3.0	1.5	1.3	2.2	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	31.6	40.9	11.4	3.8	4.7	3.1
LnGrp LOS	C	D	B	A	A	A
Approach Vol, veh/h	190			771	1124	
Approach Delay, s/veh	38.6			5.2	4.6	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		65.1		14.9		65.1
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		11.6		9.0		25.0
Green Ext Time (p_c), s		5.1		0.5		4.3
Intersection Summary						
HCM 6th Ctrl Delay			7.9			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	5.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	6	26	32	13	39	13
Future Vol, veh/h	6	26	32	13	39	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	28	35	14	42	14

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	35	0	105 21
Stage 1	-	-	-	-	21 -
Stage 2	-	-	-	-	84 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1576	-	893 1056
Stage 1	-	-	-	-	1002 -
Stage 2	-	-	-	-	939 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1576	-	873 1056
Mov Cap-2 Maneuver	-	-	-	-	873 -
Stage 1	-	-	-	-	1002 -
Stage 2	-	-	-	-	918 -

Approach	EB	WB	NB
HCM Control Delay, s	0	5.2	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	913	-	-	1576	-
HCM Lane V/C Ratio	0.062	-	-	0.022	-
HCM Control Delay (s)	9.2	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection

Int Delay, s/veh 0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘ ↙			↖ ↗		
Traffic Vol, veh/h	1	2	5	36	50	3
Future Vol, veh/h	1	2	5	36	50	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	6	41	57	3

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	112	59	60	0	0
Stage 1	59	-	-	-	-
Stage 2	53	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	885	1007	1544	-	-
Stage 1	964	-	-	-	-
Stage 2	970	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	881	1007	1544	-	-
Mov Cap-2 Maneuver	881	-	-	-	-
Stage 1	960	-	-	-	-
Stage 2	970	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	0.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1544	-	961	-	-
HCM Lane V/C Ratio	0.004	-	0.004	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	0	6	6	57	4	5	4	0	33	3	5	0
Future Vol, veh/h	0	6	6	57	4	5	4	0	33	3	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	75	75	75	58	58	58	44	44	44
Heavy Vehicles, %	2	2	2	11	11	11	2	2	2	10	10	10
Mvmt Flow	0	7	7	76	5	7	7	0	57	7	11	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	74	96	11	75	68	29	11	0	0	57	0	0
Stage 1	25	25	-	43	43	-	-	-	-	-	-	-
Stage 2	49	71	-	32	25	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.21	6.61	6.31	4.12	-	-	4.2	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.599	4.099	3.399	2.218	-	-	2.29	-	-
Pot Cap-1 Maneuver	916	794	1070	893	806	1020	1608	-	-	1498	-	-
Stage 1	993	874	-	949	842	-	-	-	-	-	-	-
Stage 2	964	836	-	962	857	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	899	786	1070	875	798	1020	1608	-	-	1498	-	-
Mov Cap-2 Maneuver	899	786	-	875	798	-	-	-	-	-	-	-
Stage 1	988	870	-	944	838	-	-	-	-	-	-	-
Stage 2	947	832	-	944	853	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		9.6		0.8		2.8	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1608	-	-	906	879	1498	-	-
HCM Lane V/C Ratio	0.004	-	-	0.014	0.1	0.005	-	-
HCM Control Delay (s)	7.2	0	-	9	9.6	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0	-	-

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕	↕			↕	
Traffic Vol, veh/h	13	0	25	0	0	1	41	1103	0	3	854	35
Future Vol, veh/h	13	0	25	0	0	1	41	1103	0	3	854	35
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	21	0	40	0	0	4	42	1126	0	3	909	37

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1588	2155	480	1675	2173	567	953	0	0	1130	0	0
Stage 1	941	941	-	1214	1214	-	-	-	-	-	-	-
Stage 2	647	1214	-	461	959	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	*226	*66	537	*178	*63	*643	705	-	-	*944	-	-
Stage 1	*287	*345	-	*606	*531	-	-	-	-	-	-	-
Stage 2	*606	*531	-	*555	*338	-	-	-	-	-	-	-
Platoon blocked, %	1	1		1	1	1		-	-	1	-	-
Mov Cap-1 Maneuver	*212	*61	533	*156	*58	*641	700	-	-	*941	-	-
Mov Cap-2 Maneuver	*212	*61	-	*156	*58	-	-	-	-	-	-	-
Stage 1	*268	*340	-	*568	*497	-	-	-	-	-	-	-
Stage 2	*566	*497	-	*510	*333	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	17.4		10.7		0.4		0	
HCM LOS	C		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	700	-	-	351	641	*941	-
HCM Lane V/C Ratio	0.06	-	-	0.172	0.006	0.003	-
HCM Control Delay (s)	10.5	-	-	17.4	10.7	8.8	-
HCM Lane LOS	B	-	-	C	B	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0.6	0	0	-

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 2.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	4	172	131	37	47	5
Future Vol, veh/h	4	172	131	37	47	5
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	185	151	43	72	8

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	195	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1378	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1377	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1377	-	-	-	646
HCM Lane V/C Ratio	0.003	-	-	-	0.124
HCM Control Delay (s)	7.6	0	-	-	11.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

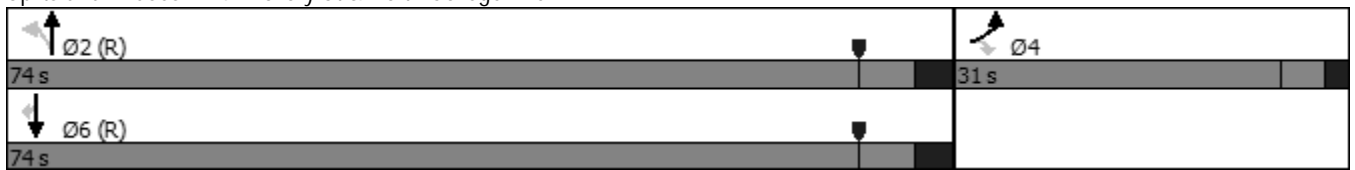


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↖	↗	↖	↑↑	↑↑	↗
Traffic Volume (vph)	85	132	146	1093	830	57
Future Volume (vph)	85	132	146	1093	830	57
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBT and 6:SBT, Start of Yellow
 Natural Cycle: 60
 Control Type: Actuated-Coordinated

Splits and Phases: 4: Hickory St & North College Ave

















Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	106	165	151	1127	902	62
v/c Ratio	0.47	0.50	0.36	0.43	0.35	0.06
Control Delay	48.2	11.5	7.6	5.3	4.7	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.2	11.5	7.6	5.3	4.7	1.4
Queue Length 50th (ft)	68	0	26	108	79	0
Queue Length 95th (ft)	98	38	78	200	148	12
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	442	505	423	2637	2613	1127
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.33	0.36	0.43	0.35	0.06
Intersection Summary						

05/23/2023

2025 Bkgrd + Project - PM Peak Hour

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	85	132	146	1093	830	57
Future Volume (veh/h)	85	132	146	1093	830	57
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	106	165	151	1127	902	62
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	243	201	450	2628	2607	1156
Arrive On Green	0.14	0.13	0.76	0.76	0.76	0.76
Sat Flow, veh/h	1767	1572	569	3561	3532	1526
Grp Volume(v), veh/h	106	165	151	1127	902	62
Grp Sat Flow(s),veh/h/ln	1767	1572	569	1735	1721	1526
Q Serve(g_s), s	5.8	10.7	12.5	12.2	9.0	1.1
Cycle Q Clear(g_c), s	5.8	10.7	21.5	12.2	9.0	1.1
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	243	201	450	2628	2607	1156
V/C Ratio(X)	0.44	0.82	0.34	0.43	0.35	0.05
Avail Cap(c_a), veh/h	446	382	450	2628	2607	1156
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.5	44.6	7.7	4.6	4.2	3.2
Incr Delay (d2), s/veh	1.2	8.0	2.0	0.5	0.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	4.6	1.6	3.7	2.4	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	42.8	52.6	9.7	5.1	4.5	3.3
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	271			1278	964	
Approach Delay, s/veh	48.7			5.6	4.5	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		86.1		18.9		86.1
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		23.5		12.7		11.0
Green Ext Time (p_c), s		8.1		0.7		4.2
Intersection Summary						
HCM 6th Ctrl Delay			9.8			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	4.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	18	24	28	25	44	15
Future Vol, veh/h	18	24	28	25	44	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	26	30	27	48	16

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	46	0	120
Stage 1	-	-	-	-	33
Stage 2	-	-	-	-	87
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1562	-	876
Stage 1	-	-	-	-	989
Stage 2	-	-	-	-	936
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1562	-	858
Mov Cap-2 Maneuver	-	-	-	-	858
Stage 1	-	-	-	-	989
Stage 2	-	-	-	-	917

Approach	EB	WB	NB
HCM Control Delay, s	0	3.9	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	898	-	-	1562	-
HCM Lane V/C Ratio	0.071	-	-	0.019	-
HCM Control Delay (s)	9.3	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	2	2	1	39	63	1
Future Vol, veh/h	2	2	1	39	63	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	65	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	2	60	97	2

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	162	98	99	0	0
Stage 1	98	-	-	-	-
Stage 2	64	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	829	958	1494	-	-
Stage 1	926	-	-	-	-
Stage 2	959	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	828	958	1494	-	-
Mov Cap-2 Maneuver	828	-	-	-	-
Stage 1	925	-	-	-	-
Stage 2	959	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1494	-	888	-	-
HCM Lane V/C Ratio	0.001	-	0.005	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-



***Intersection Capacity Worksheets:
Year 2045 Background+
Project***



Intersection

Int Delay, s/veh 7.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	4	4	44	8	0	8	1	28	0	0	0
Future Vol, veh/h	0	4	4	44	8	0	8	1	28	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	25	25	25	25	25	25	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	0	0	2	2	2
Mvmt Flow	0	4	4	176	32	0	32	4	112	0	0	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	141	181	1	129	125	60	1	0	0	116	0	0
Stage 1	1	1	-	124	124	-	-	-	-	-	-	-
Stage 2	140	180	-	5	1	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	829	713	1084	844	765	1005	1622	-	-	1473	-	-
Stage 1	1022	895	-	880	793	-	-	-	-	-	-	-
Stage 2	863	750	-	1017	895	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	789	698	1084	823	749	1005	1622	-	-	1473	-	-
Mov Cap-2 Maneuver	789	698	-	823	749	-	-	-	-	-	-	-
Stage 1	1001	895	-	862	776	-	-	-	-	-	-	-
Stage 2	810	734	-	1008	895	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.3		11		1.6		0	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1622	-	-	849	811	1473	-	-
HCM Lane V/C Ratio	0.02	-	-	0.01	0.256	-	-	-
HCM Control Delay (s)	7.3	0	-	9.3	11	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	1	0	-	-

Intersection

Int Delay, s/veh 1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕			↕	
Traffic Vol, veh/h	11	1	22	0	0	0	33	630	0	0	1041	35
Future Vol, veh/h	11	1	22	0	0	0	33	630	0	0	1041	35
Conflicting Peds, #/hr	0	0	0	0	0	0	4	0	0	0	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	90	90	90	80	80	80
Heavy Vehicles, %	10	10	10	0	0	0	9	9	9	8	8	8
Mvmt Flow	15	1	29	0	0	0	37	700	0	0	1301	44

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1751	2101	677	1425	2123	350	1349	0	0	-	-	0
Stage 1	1327	1327	-	774	774	-	-	-	-	-	-	-
Stage 2	424	774	-	651	1349	-	-	-	-	-	-	-
Critical Hdwy	7.7	6.7	7.1	7.5	6.5	6.9	4.28	-	-	-	-	-
Critical Hdwy Stg 1	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.7	5.7	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.6	4.1	3.4	3.5	4	3.3	2.29	-	-	-	-	-
Pot Cap-1 Maneuver	50	46	377	98	51	652	471	-	-	0	-	-
Stage 1	153	208	-	362	411	-	-	-	-	0	-	-
Stage 2	557	388	-	429	221	-	-	-	-	0	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	47	42	376	83	47	652	469	-	-	-	-	-
Mov Cap-2 Maneuver	47	42	-	83	47	-	-	-	-	-	-	-
Stage 1	140	207	-	333	379	-	-	-	-	-	-	-
Stage 2	513	357	-	393	220	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	61.4	0	0.7	0
HCM LOS	F	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBT	SBR
Capacity (veh/h)	469	-	-	107	-	-
HCM Lane V/C Ratio	0.078	-	-	0.424	-	-
HCM Control Delay (s)	13.3	-	-	61.4	0	-
HCM Lane LOS	B	-	-	F	A	-
HCM 95th %tile Q(veh)	0.3	-	-	1.8	-	-

Intersection

Int Delay, s/veh 1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	4	165	150	37	47	5
Future Vol, veh/h	4	165	150	37	47	5
Conflicting Peds, #/hr	3	0	0	3	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	80	80	88	88
Heavy Vehicles, %	3	3	4	4	10	10
Mvmt Flow	6	254	188	46	53	6

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	237	0	-	0	480 214
Stage 1	-	-	-	-	214 -
Stage 2	-	-	-	-	266 -
Critical Hdwy	4.13	-	-	-	6.5 6.3
Critical Hdwy Stg 1	-	-	-	-	5.5 -
Critical Hdwy Stg 2	-	-	-	-	5.5 -
Follow-up Hdwy	2.227	-	-	-	3.59 3.39
Pot Cap-1 Maneuver	1324	-	-	-	530 806
Stage 1	-	-	-	-	803 -
Stage 2	-	-	-	-	760 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1320	-	-	-	524 804
Mov Cap-2 Maneuver	-	-	-	-	524 -
Stage 1	-	-	-	-	797 -
Stage 2	-	-	-	-	758 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	12.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1320	-	-	-	542
HCM Lane V/C Ratio	0.005	-	-	-	0.109
HCM Control Delay (s)	7.7	0	-	-	12.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

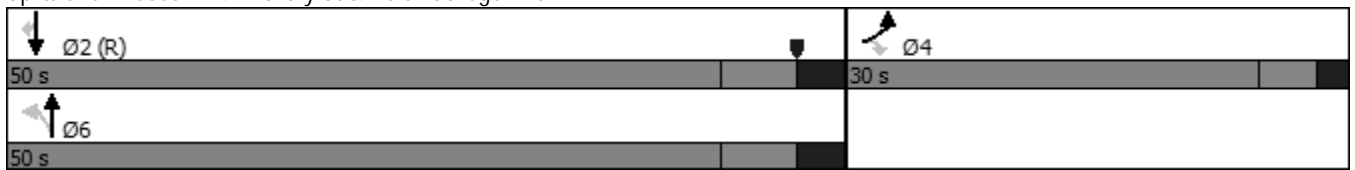


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	45	137	140	633	982	61
Future Volume (vph)	45	137	140	633	982	61
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			6	2	
Permitted Phases		4	6			2
Detector Phase	4	4	6	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	30.0	30.0	50.0	50.0	50.0	50.0
Total Split (%)	37.5%	37.5%	62.5%	62.5%	62.5%	62.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	Max	Max	C-Max	C-Max

Intersection Summary

Cycle Length: 80
 Actuated Cycle Length: 80
 Offset: 47 (59%), Referenced to phase 2:SBT, Start of Red
 Natural Cycle: 90
 Control Type: Actuated-Coordinated

Splits and Phases: 4: Hickory St & North College Ave

















Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	53	161	161	728	1228	76
v/c Ratio	0.19	0.57	0.66	0.31	0.52	0.07
Control Delay	28.1	28.3	26.6	5.7	7.4	2.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.1	28.3	26.6	5.7	7.4	2.6
Queue Length 50th (ft)	24	51	36	58	121	2
Queue Length 95th (ft)	45	89	#166	116	198	16
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	558	516	243	2316	2359	1046
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.31	0.66	0.31	0.52	0.07

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	45	137	140	633	982	61
Future Volume (veh/h)	45	137	140	633	982	61
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1767	1767	1796	1796
Adj Flow Rate, veh/h	53	161	161	728	1228	76
Peak Hour Factor	0.85	0.85	0.87	0.87	0.80	0.80
Percent Heavy Veh, %	3	3	9	9	7	7
Cap, veh/h	252	205	314	2416	2456	1094
Arrive On Green	0.14	0.13	0.72	0.72	0.72	0.72
Sat Flow, veh/h	1767	1572	399	3445	3503	1520
Grp Volume(v), veh/h	53	161	161	728	1228	76
Grp Sat Flow(s),veh/h/ln	1767	1572	399	1678	1706	1520
Q Serve(g_s), s	2.1	7.9	23.7	6.2	12.6	1.2
Cycle Q Clear(g_c), s	2.1	7.9	36.3	6.2	12.6	1.2
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	252	205	314	2416	2456	1094
V/C Ratio(X)	0.21	0.79	0.51	0.30	0.50	0.07
Avail Cap(c_a), veh/h	563	482	314	2416	2456	1094
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.3	33.7	12.9	4.0	4.9	3.3
Incr Delay (d2), s/veh	0.4	6.5	5.9	0.3	0.7	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	3.4	2.4	1.7	3.0	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	30.7	40.2	18.7	4.3	5.6	3.4
LnGrp LOS	C	D	B	A	A	A
Approach Vol, veh/h	214			889	1304	
Approach Delay, s/veh	37.9			6.9	5.5	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		64.1		15.9		64.1
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		42.5		24.5		42.5
Max Q Clear Time (g_c+I1), s		14.6		9.9		38.3
Green Ext Time (p_c), s		6.1		0.6		2.1
Intersection Summary						
HCM 6th Ctrl Delay			8.9			
HCM 6th LOS			A			

Intersection						
Int Delay, s/veh	5.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	6	26	32	13	39	13
Future Vol, veh/h	6	26	32	13	39	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	28	35	14	42	14

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	35	0	105 21
Stage 1	-	-	-	-	21 -
Stage 2	-	-	-	-	84 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1576	-	893 1056
Stage 1	-	-	-	-	1002 -
Stage 2	-	-	-	-	939 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1576	-	873 1056
Mov Cap-2 Maneuver	-	-	-	-	873 -
Stage 1	-	-	-	-	1002 -
Stage 2	-	-	-	-	918 -

Approach	EB	WB	NB
HCM Control Delay, s	0	5.2	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	913	-	-	1576	-
HCM Lane V/C Ratio	0.062	-	-	0.022	-
HCM Control Delay (s)	9.2	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			A		B
Traffic Vol, veh/h	1	2	5	36	53	3
Future Vol, veh/h	1	2	5	36	53	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	6	41	60	3

Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	115	62	63	0	-	0
Stage 1	62	-	-	-	-	-
Stage 2	53	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	881	1003	1540	-	-	-
Stage 1	961	-	-	-	-	-
Stage 2	970	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	877	1003	1540	-	-	-
Mov Cap-2 Maneuver	877	-	-	-	-	-
Stage 1	957	-	-	-	-	-
Stage 2	970	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	0.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1540	-	957	-	-
HCM Lane V/C Ratio	0.004	-	0.004	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection

Int Delay, s/veh 5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	6	6	60	4	5	4	0	36	3	5	0
Future Vol, veh/h	0	6	6	60	4	5	4	0	36	3	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	75	75	75	58	58	58	44	44	44
Heavy Vehicles, %	2	2	2	11	11	11	2	2	2	10	10	10
Mvmt Flow	0	7	7	80	5	7	7	0	62	7	11	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	76	101	11	77	70	31	11	0	0	62	0	0
Stage 1	25	25	-	45	45	-	-	-	-	-	-	-
Stage 2	51	76	-	32	25	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.21	6.61	6.31	4.12	-	-	4.2	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.599	4.099	3.399	2.218	-	-	2.29	-	-
Pot Cap-1 Maneuver	914	789	1070	891	804	1018	1608	-	-	1491	-	-
Stage 1	993	874	-	947	840	-	-	-	-	-	-	-
Stage 2	962	832	-	962	857	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	897	781	1070	873	796	1018	1608	-	-	1491	-	-
Mov Cap-2 Maneuver	897	781	-	873	796	-	-	-	-	-	-	-
Stage 1	988	870	-	942	836	-	-	-	-	-	-	-
Stage 2	945	828	-	944	853	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		9.6		0.7		2.8	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1608	-	-	903	877	1491	-	-
HCM Lane V/C Ratio	0.004	-	-	0.014	0.105	0.005	-	-
HCM Control Delay (s)	7.2	0	-	9	9.6	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0	-	-

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↙	↕		↕		
Traffic Vol, veh/h	13	0	25	0	0	1	43	1282	0	3	996	40
Future Vol, veh/h	13	0	25	0	0	1	43	1282	0	3	996	40
Conflicting Peds, #/hr	0	0	0	0	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	97	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	25	25	25	98	98	98	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	5	5	5
Mvmt Flow	21	0	40	0	0	4	44	1308	0	3	1060	43

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	1837	2495	559	1936	2516	658	1110	0	0	1312	0	0
Stage 1	1095	1095	-	1400	1400	-	-	-	-	-	-	-
Stage 2	742	1400	-	536	1116	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.18	-	-	4.2	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.24	-	-	2.25	-	-
Pot Cap-1 Maneuver	*163	*31	478	*118	*29	*555	613	-	-	*815	-	-
Stage 1	*231	*292	-	*524	*458	-	-	-	-	-	-	-
Stage 2	*524	*458	-	*501	*285	-	-	-	-	-	-	-
Platoon blocked, %	1	1		1	1	1		-	-	1	-	-
Mov Cap-1 Maneuver	*151	*28	475	*101	*26	*553	609	-	-	*812	-	-
Mov Cap-2 Maneuver	*151	*28	-	*101	*26	-	-	-	-	-	-	-
Stage 1	*213	*287	-	*484	*423	-	-	-	-	-	-	-
Stage 2	*482	*423	-	*455	*280	-	-	-	-	-	-	-

Approach	EB		WB			NB			SB		
HCM Control Delay, s	21.8		11.6			0.4			0		
HCM LOS	C		B								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	609	-	-	274	553	*812	-	-
HCM Lane V/C Ratio	0.072	-	-	0.22	0.007	0.004	-	-
HCM Control Delay (s)	11.4	-	-	21.8	11.6	9.5	-	-
HCM Lane LOS	B	-	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.8	0	0	-	-

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	4	200	170	36	64	5
Future Vol, veh/h	4	200	170	36	64	5
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	87	87	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	215	195	41	98	8

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	237	0	-	0	441 217
Stage 1	-	-	-	-	217 -
Stage 2	-	-	-	-	224 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1330	-	-	-	574 823
Stage 1	-	-	-	-	819 -
Stage 2	-	-	-	-	813 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1329	-	-	-	571 822
Mov Cap-2 Maneuver	-	-	-	-	571 -
Stage 1	-	-	-	-	816 -
Stage 2	-	-	-	-	812 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	12.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1329	-	-	-	584
HCM Lane V/C Ratio	0.003	-	-	-	0.182
HCM Control Delay (s)	7.7	0	-	-	12.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.7

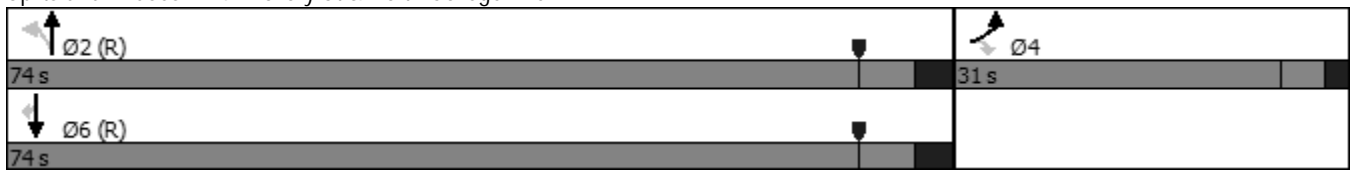


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↖	↗	↖	↑↑	↑↑	↗
Traffic Volume (vph)	97	147	165	1273	965	66
Future Volume (vph)	97	147	165	1273	965	66
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	7.0	7.0	10.0	10.0	10.0	10.0
Minimum Split (s)	25.5	25.5	24.5	24.5	24.5	24.5
Total Split (s)	31.0	31.0	74.0	74.0	74.0	74.0
Total Split (%)	29.5%	29.5%	70.5%	70.5%	70.5%	70.5%
Yellow Time (s)	3.5	3.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	-1.0	0.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	5.5	6.5	6.5	6.5	6.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	C-Max	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 64 (61%), Referenced to phase 2:NBT and 6:SBT, Start of Yellow
 Natural Cycle: 75
 Control Type: Actuated-Coordinated

Splits and Phases: 4: Hickory St & North College Ave

















Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	121	184	170	1312	1049	72
v/c Ratio	0.51	0.61	0.48	0.50	0.40	0.06
Control Delay	49.0	24.3	11.5	6.2	5.3	1.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	49.0	24.3	11.5	6.2	5.3	1.7
Queue Length 50th (ft)	77	39	35	144	103	2
Queue Length 95th (ft)	110	79	113	252	182	15
Internal Link Dist (ft)	250			150	860	
Turn Bay Length (ft)		98				95
Base Capacity (vph)	442	473	352	2616	2591	1119
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.27	0.39	0.48	0.50	0.40	0.06
Intersection Summary						

05/23/2023

2045 Bkgrd + Project - PM Peak Hour

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	97	147	165	1273	965	66
Future Volume (veh/h)	97	147	165	1273	965	66
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1826	1811	1811
Adj Flow Rate, veh/h	121	184	170	1312	1049	72
Peak Hour Factor	0.80	0.80	0.97	0.97	0.92	0.92
Percent Heavy Veh, %	3	3	5	5	6	6
Cap, veh/h	265	221	379	2585	2564	1137
Arrive On Green	0.15	0.14	0.75	0.75	0.75	0.75
Sat Flow, veh/h	1767	1572	490	3561	3532	1526
Grp Volume(v), veh/h	121	184	170	1312	1049	72
Grp Sat Flow(s),veh/h/ln	1767	1572	490	1735	1721	1526
Q Serve(g_s), s	6.6	12.0	20.4	16.3	11.7	1.3
Cycle Q Clear(g_c), s	6.6	12.0	32.1	16.3	11.7	1.3
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	265	221	379	2585	2564	1137
V/C Ratio(X)	0.46	0.83	0.45	0.51	0.41	0.06
Avail Cap(c_a), veh/h	446	382	379	2585	2564	1137
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.7	43.9	10.8	5.5	4.9	3.6
Incr Delay (d2), s/veh	1.2	7.9	3.8	0.7	0.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	5.2	2.4	5.0	3.2	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	41.9	51.9	14.6	6.2	5.4	3.7
LnGrp LOS	D	D	B	A	A	A
Approach Vol, veh/h	305			1482	1121	
Approach Delay, s/veh	47.9			7.2	5.3	
Approach LOS	D			A	A	
Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		84.7		20.3		84.7
Change Period (Y+Rc), s		7.5		5.5		7.5
Max Green Setting (Gmax), s		66.5		25.5		66.5
Max Q Clear Time (g_c+I1), s		34.1		14.0		13.7
Green Ext Time (p_c), s		10.1		0.8		5.2
Intersection Summary						
HCM 6th Ctrl Delay			10.7			
HCM 6th LOS			B			

Intersection						
Int Delay, s/veh	4.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	18	24	28	25	44	15
Future Vol, veh/h	18	24	28	25	44	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	26	30	27	48	16

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	46	0	120
Stage 1	-	-	-	-	33
Stage 2	-	-	-	-	87
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1562	-	876
Stage 1	-	-	-	-	989
Stage 2	-	-	-	-	936
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1562	-	858
Mov Cap-2 Maneuver	-	-	-	-	858
Stage 1	-	-	-	-	989
Stage 2	-	-	-	-	917

Approach	EB	WB	NB
HCM Control Delay, s	0	3.9	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	898	-	-	1562	-
HCM Lane V/C Ratio	0.071	-	-	0.019	-
HCM Control Delay (s)	9.3	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	2	2	1	43	65	1
Future Vol, veh/h	2	2	1	43	65	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	65	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	2	66	100	2

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	171	101	102	0	0
Stage 1	101	-	-	-	-
Stage 2	70	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	819	954	1490	-	-
Stage 1	923	-	-	-	-
Stage 2	953	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	818	954	1490	-	-
Mov Cap-2 Maneuver	818	-	-	-	-
Stage 1	922	-	-	-	-
Stage 2	953	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1490	-	881	-	-
HCM Lane V/C Ratio	0.001	-	0.007	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

**Staff Presentation
to the
Planning & Zoning Commission
February 15, 2024**

Mason Street Infrastructure Overall Development Plan (ODP)

Planning and Zoning Commission

Clark Mapes, City Planner

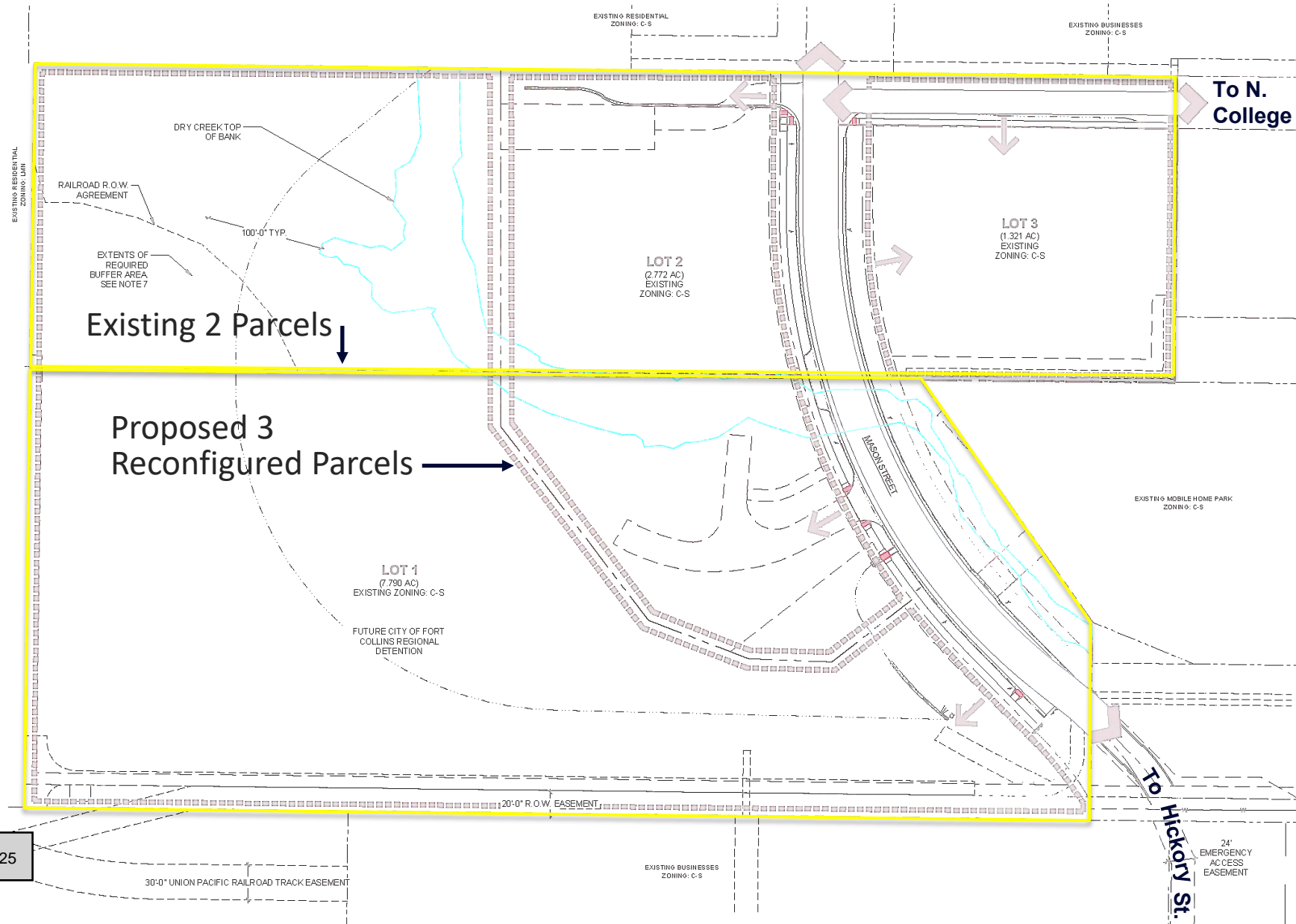




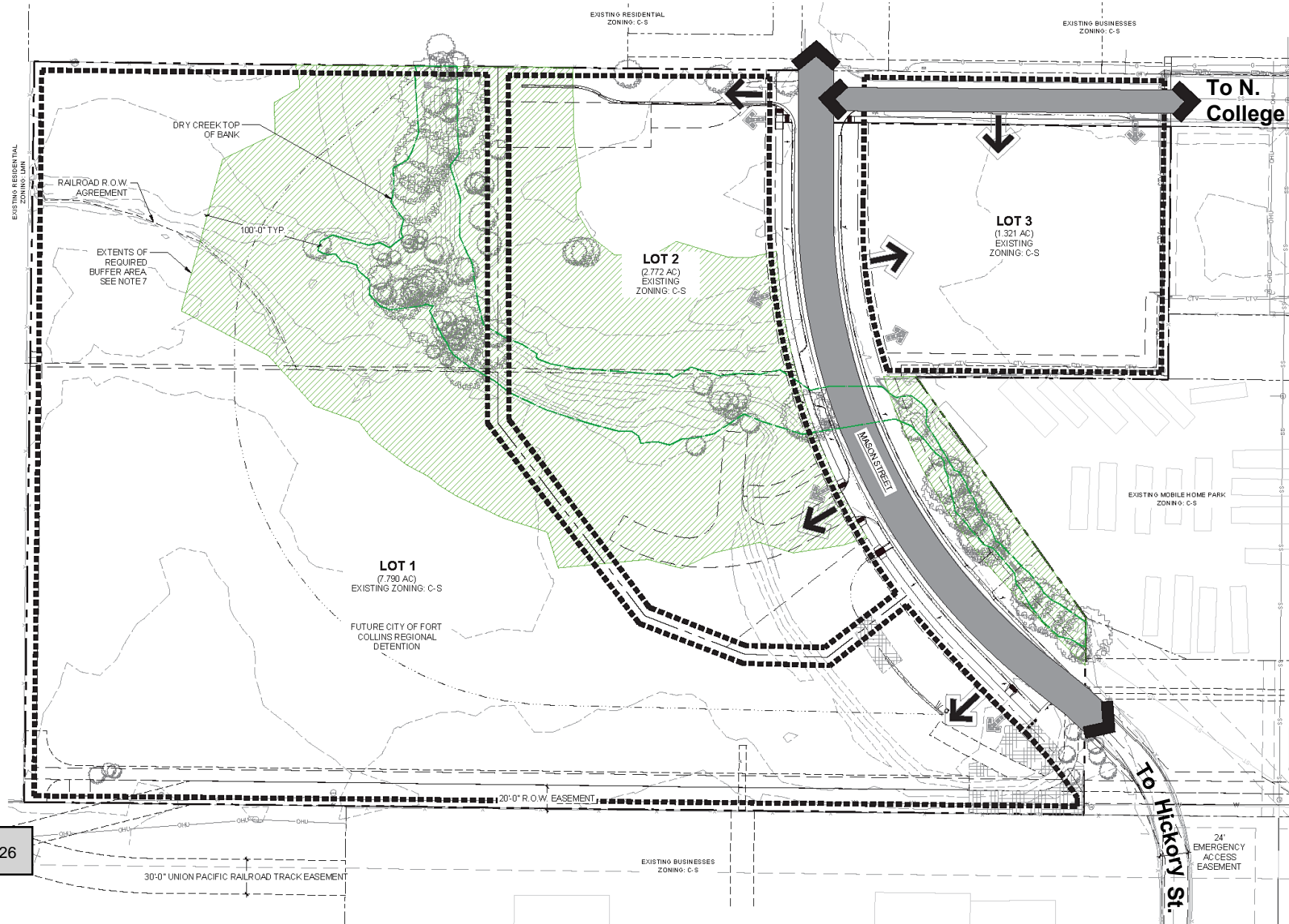
Mason Street Infrastructure
Overall Development Plan
(ODP)



Mason Extension



- 12 acres
- 2 parcels



LEGEND

- ODP BOUNDARY
- PARCEL BOUNDARIES
- EXISTING TREES
- ← FUTURE PUBLIC STREET
- TOP OF BANK
- ▨ REQUIRED NATURAL HABITAT BUFFER
- ↖ VEHICULAR ACCESS POINT
- ↙ PEDESTRIAN ACCESS POINT

UTILITY LEGEND

- FO --- = FIBER OPTIC
 - G --- = GAS
 - SD --- = STORM DRAIN
 - SS --- = SANITARY SEWER
 - T --- = TELEPHONE
 - UE --- = UNDERGROUND ELECTRIC
 - W --- = WATER LINE
 - OHU --- = OVERHEAD UTILITY LINE
 - CTV --- = CABLE TV LINE
- UTILITIES SHOWN FOR REFERENCE ONLY

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20____

DIRECTOR SIGNATURE _____

OWNER'S CERTIFICATE

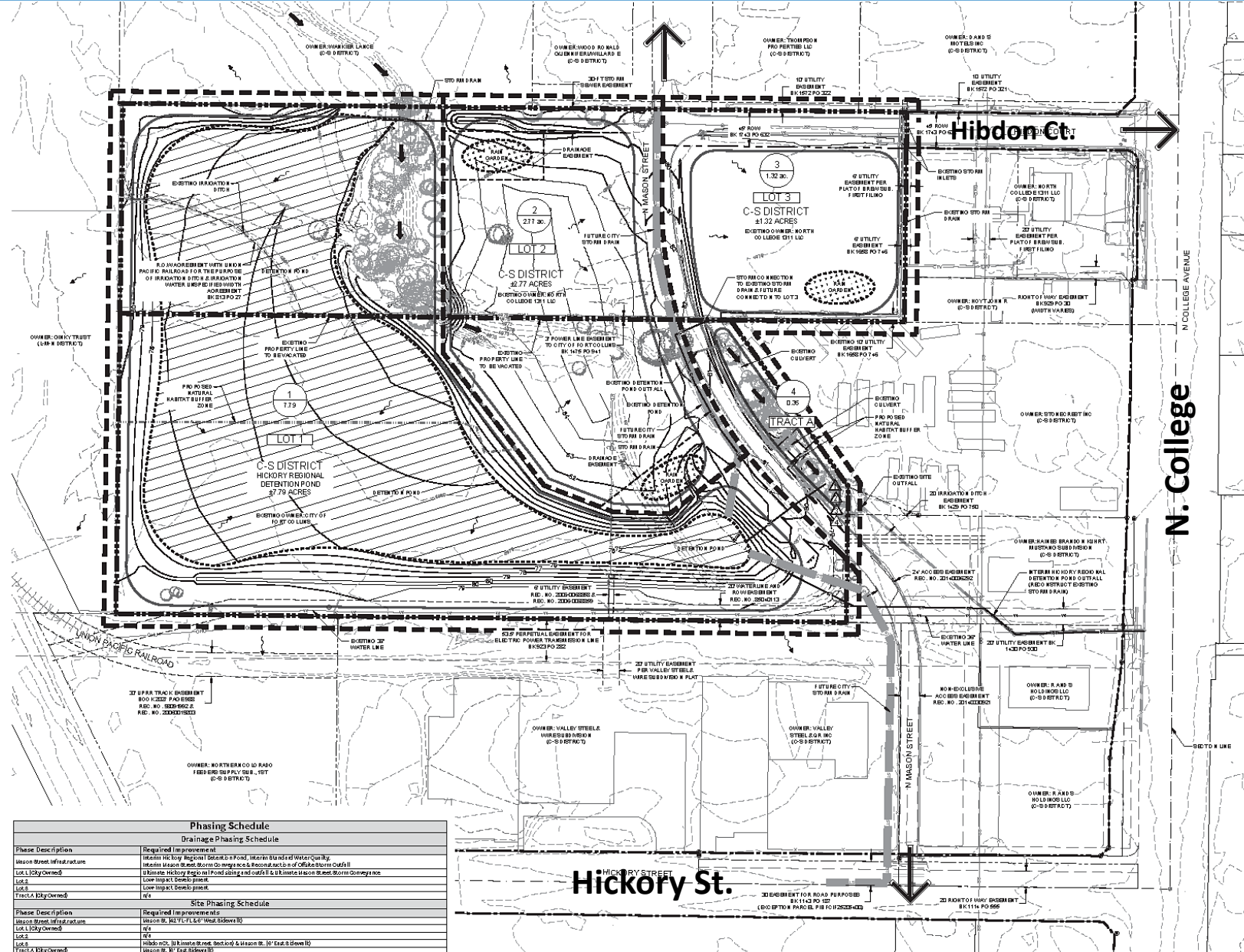
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACKNOWLEDGE AND ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) _____ Date _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

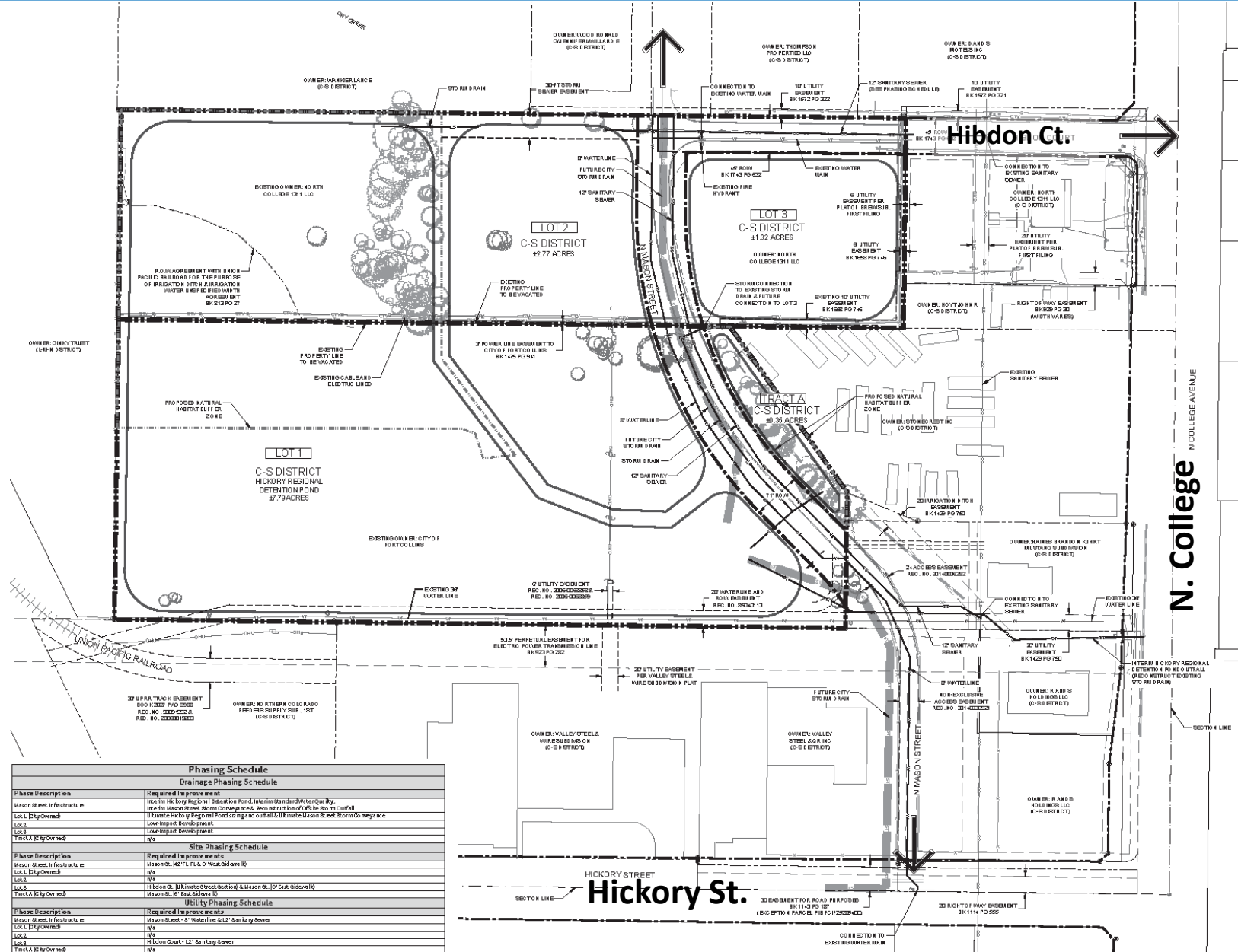
THIS _____ DAY OF _____, A.D., 20____ BY _____

(PRINT NAME)



Phasing Schedule	
Drainage Phasing Schedule	
Phase Description	Required Improvement
Mason Street Infrastructure	Install the long regional detention pond, storm basins and water quality
Lot 1 (City Owned)	Install Mason Street Storm Detention Pond and outfall & ultimate Mason Street Storm Detention Pond
Lot 2	Ultimate Hickory Regional Detention Pond and outfall & ultimate Mason Street Storm Detention Pond
Lot 3	Low Impact Detention Pond
Tract A (City Owned)	Low Impact Detention Pond
Site Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason St. 16' V.C.F.L. 6" Vial Sidewalk
Lot 1 (City Owned)	16'
Lot 2	16'
Lot 3	Hibdon St. (16' Mason St. Det. Pond & Mason St. 16' Vial Sidewalk)
Tract A (City Owned)	Mason St. 16' Vial Sidewalk

Hickory St.



Phasing Schedule	
Drainage Phasing Schedule	
Phase Descriptions	Required Improvements
Mason Street Infrastructure	Realign Hickory Regional Detention Pond, Interim Mainline at Oakley, Interim Mason Street Storm Conveyance, Reconstruct Oakley to 30th Street
Lot 1 (City Owned)	Reconstruct Mason Street Storm Conveyance and Oakley to 30th Street
Lot 2	Low Impact Storm Drain
Lot 3	Low Impact Storm Drain
Track A (City Owned)	NA
Site Phasing Schedule	
Phase Descriptions	Required Improvements
Mason Street Infrastructure	Mason St. 142' x 75' & 6' West Sideview
Lot 1 (City Owned)	NA
Lot 2	Hickory St. 10' x 10' (East Sideview) & Mason St. 10' East Sideview
Lot 3	Hickory St. 10' x 10' (East Sideview)
Track A (City Owned)	NA
Utility Phasing Schedule	
Phase Descriptions	Required Improvements
Mason Street Infrastructure	Mason Street 24" Sewerline & 12" Sanitary Sewer
Lot 1 (City Owned)	NA
Lot 2	Hickory Street 12" Sanitary Sewer
Lot 3	Hickory Street 12" Sanitary Sewer
Track A (City Owned)	NA

Land Use Code Subsections 2.3.2 (H)(1) and (3)-(6):

- (1) The ODP shall be consistent with the permitted uses and pertinent zone district standards in Article 4 and pertinent general development standards in Article 3 that can be applied at the level of detail required for an overall development plan submittal.
- (3) The ODP shall conform to the Master Street Plan requirements and street pattern/connectivity standards, and demonstrate how the development, when fully constructed, will meet the Transportation Level of Service Requirements in Section 3.6.4, with submittal of a Master Plan Level Transportation Impact Study (TIS).
- (4) The ODP shall provide for the location of transportation connections to adjoining properties in such manner as to ensure connectivity into and through the overall development plan site from neighboring properties for vehicular, pedestrian and bicycle movement.
- (5) The ODP shall show the general location and approximate size of all natural areas, habitats and features within its boundaries and shall indicate the applicant's proposed rough estimate of the natural area buffer zones as required pursuant to Section 3.4.1(E).
- (6) The plan shall be consistent with the appropriate Drainage Basin Master Plan.

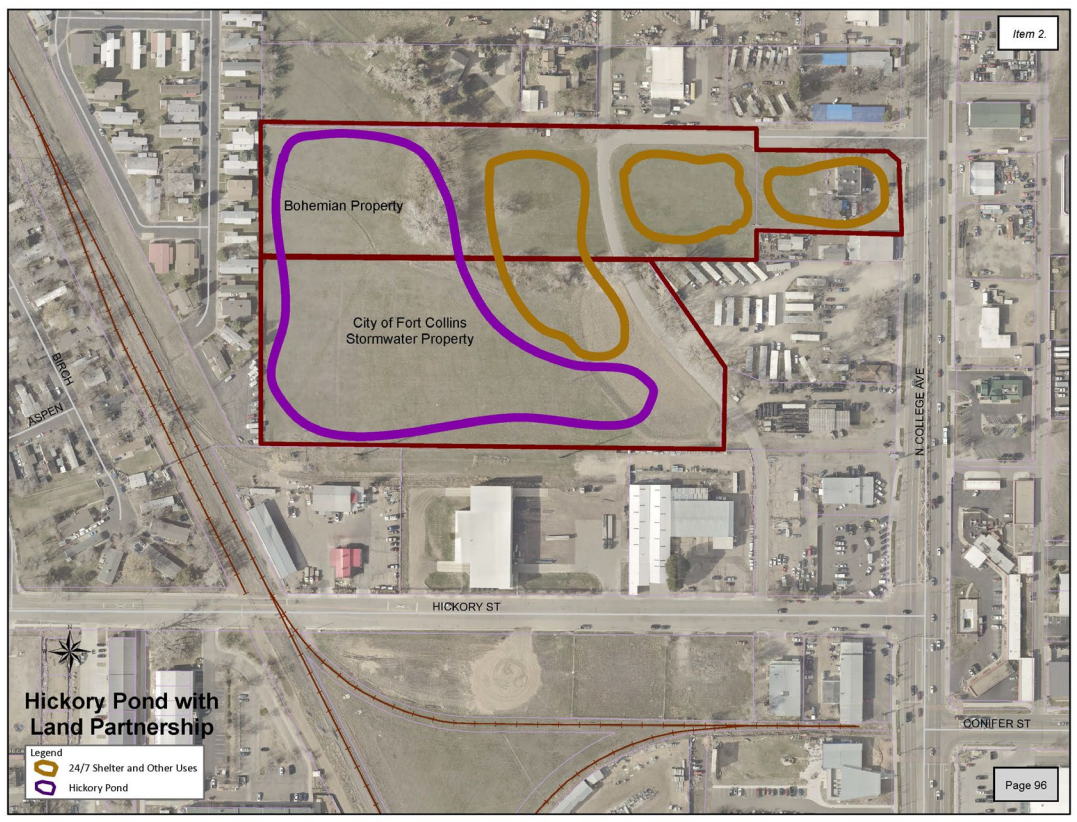
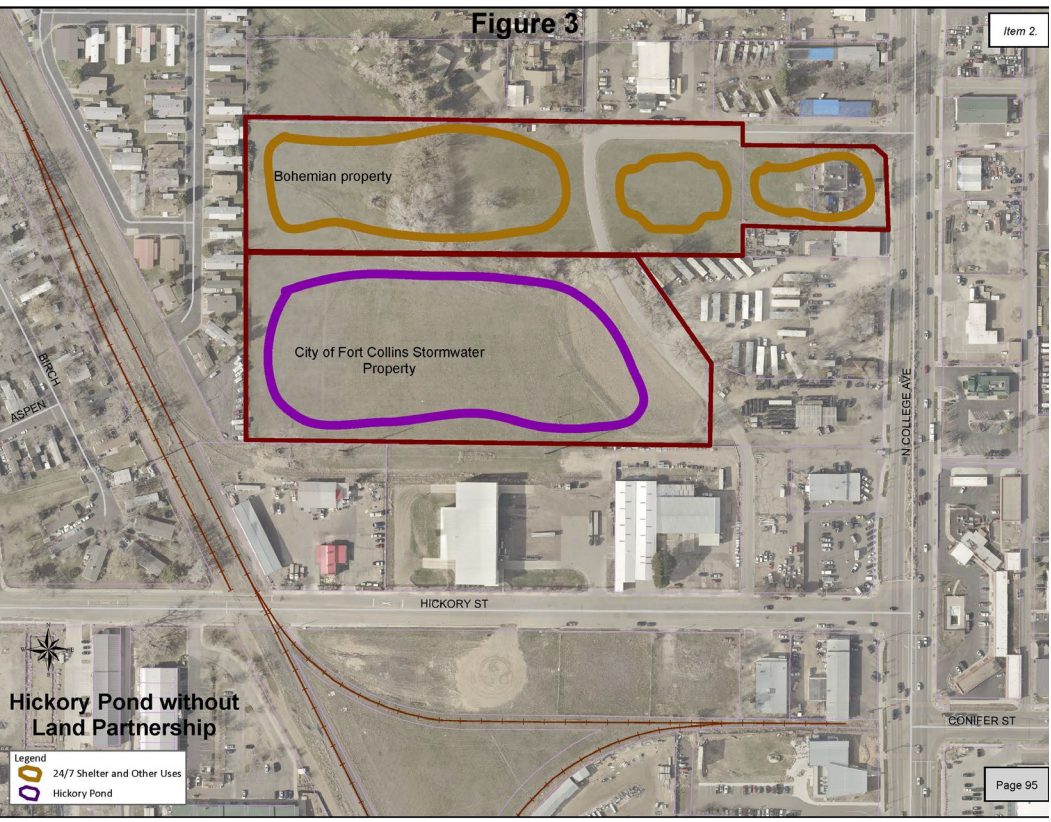
~ paraphrased

Mason Street Infrastructure Overall Development Plan (ODP)

Planning and Zoning Commission

Clark Mapes, City Planner

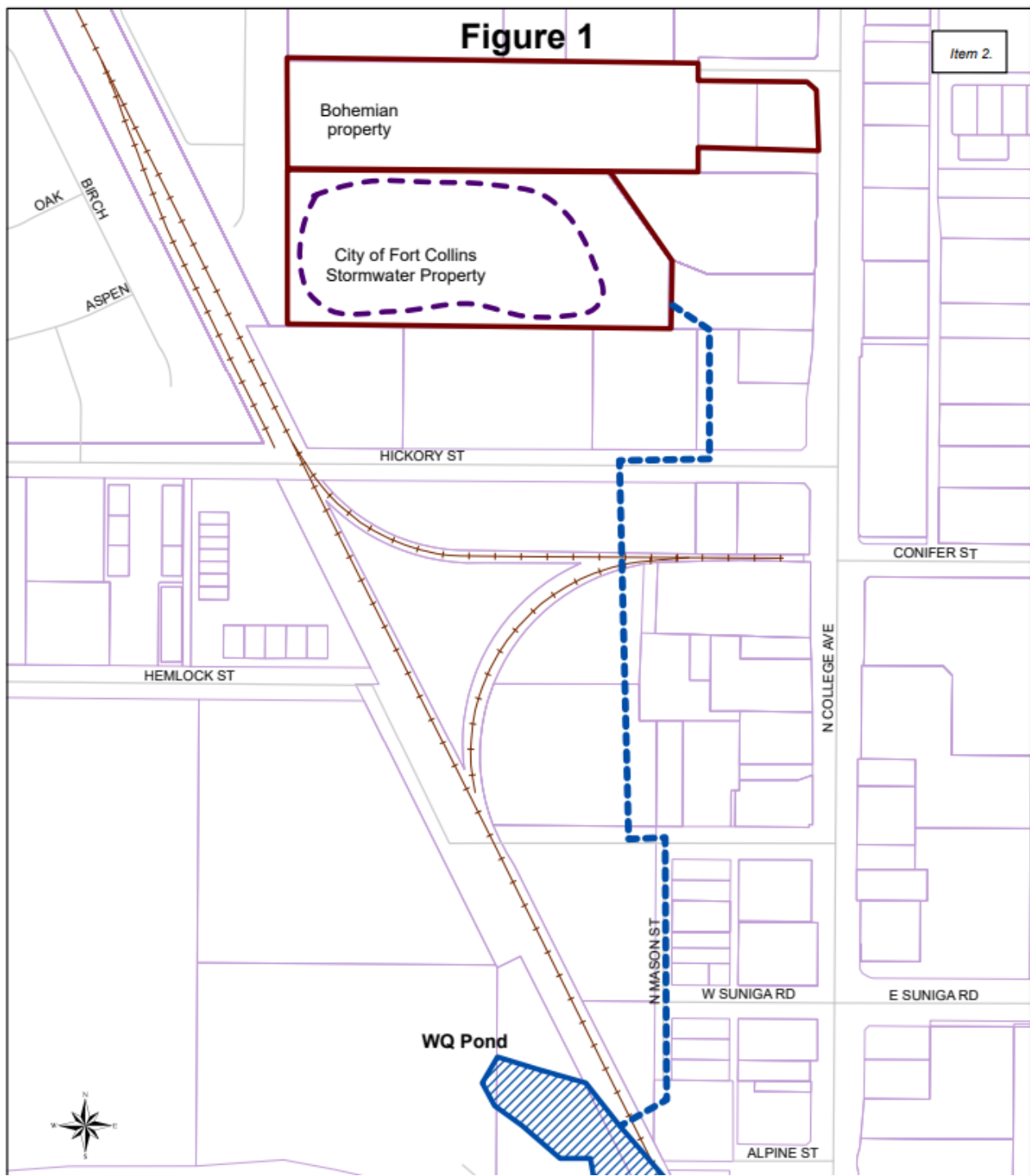




Intercambio de la Tierra

Land "Trade"

Item 17.



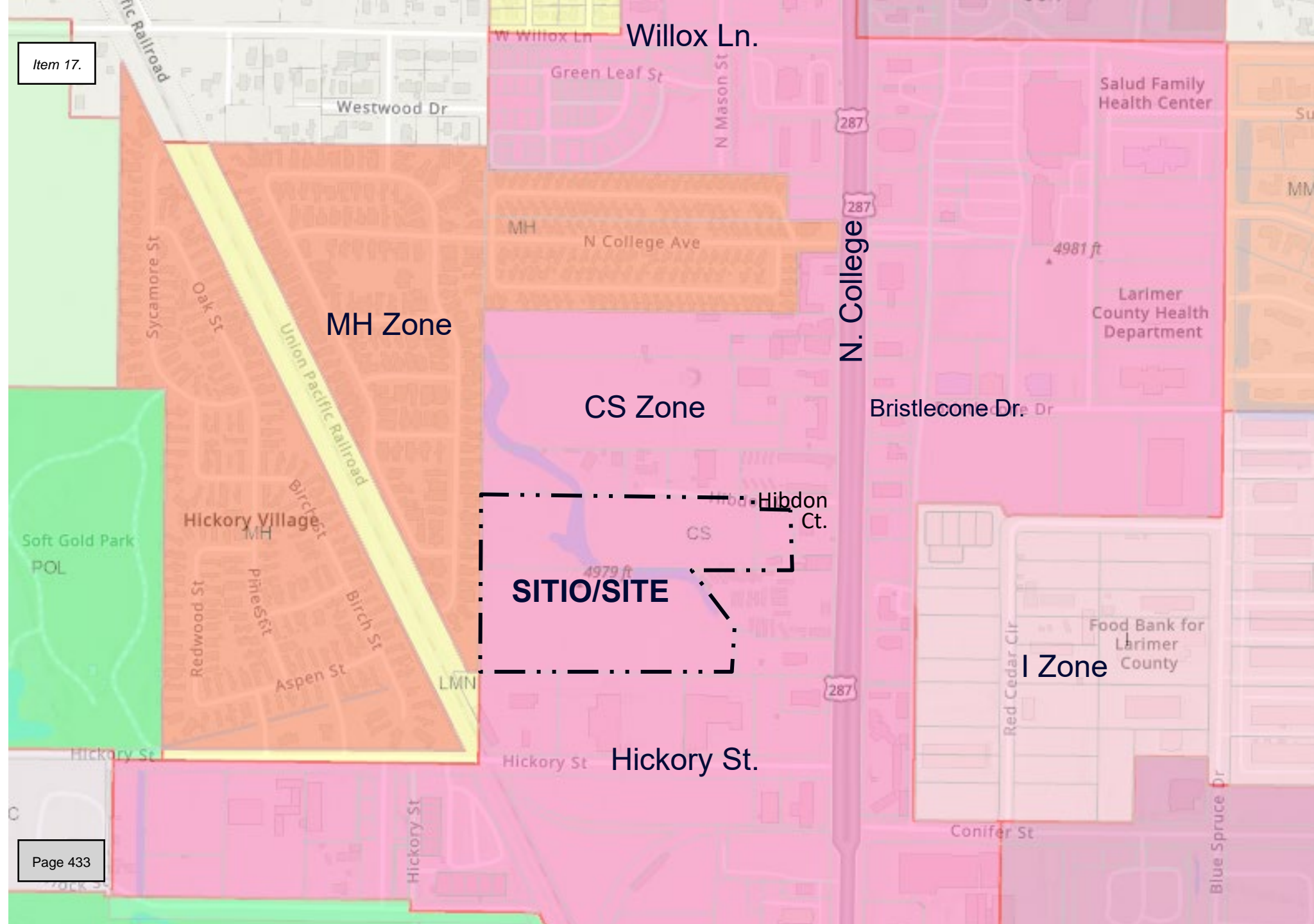
Item 2.

Detención de aguas pluviales

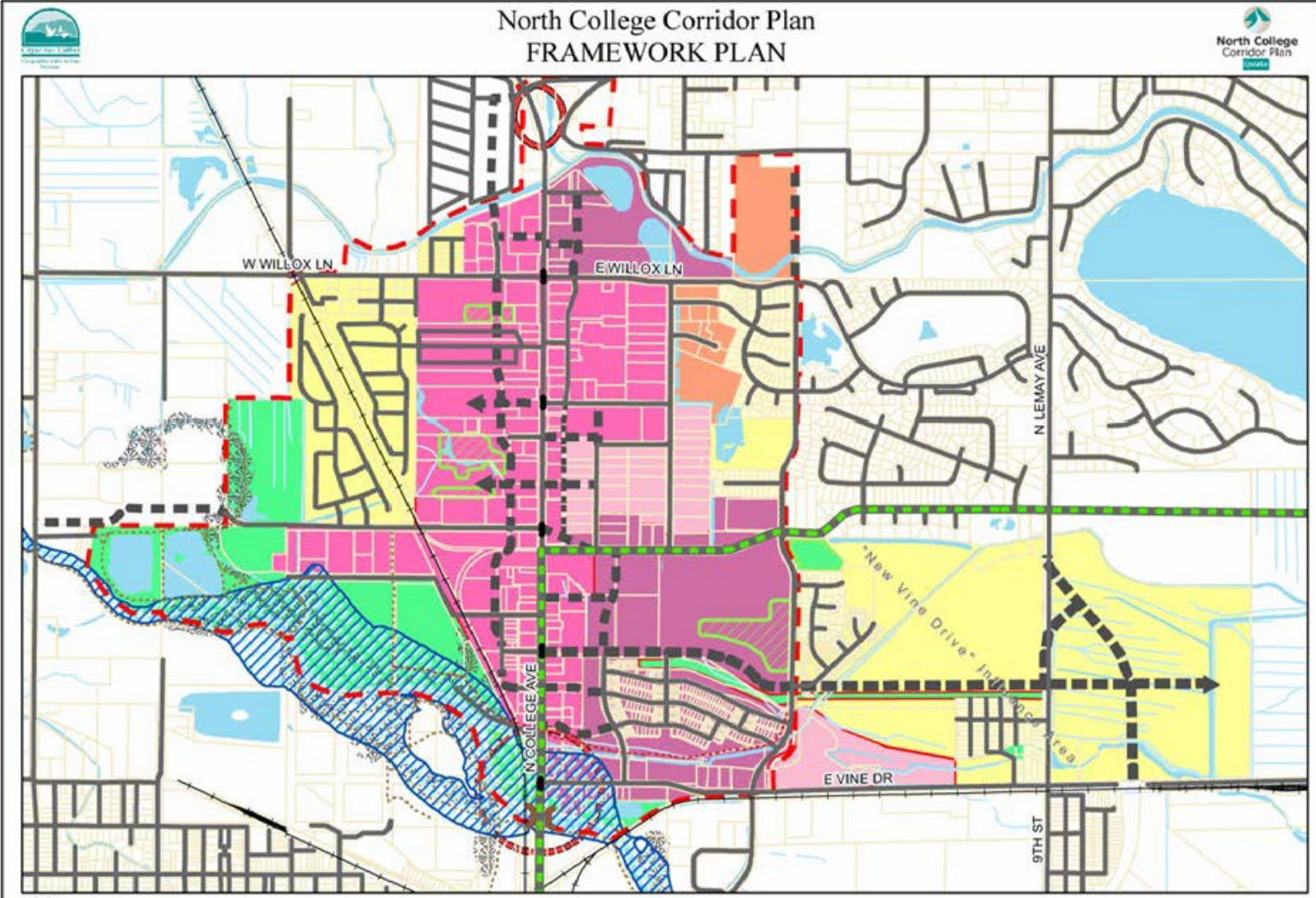


Stormwater Detention

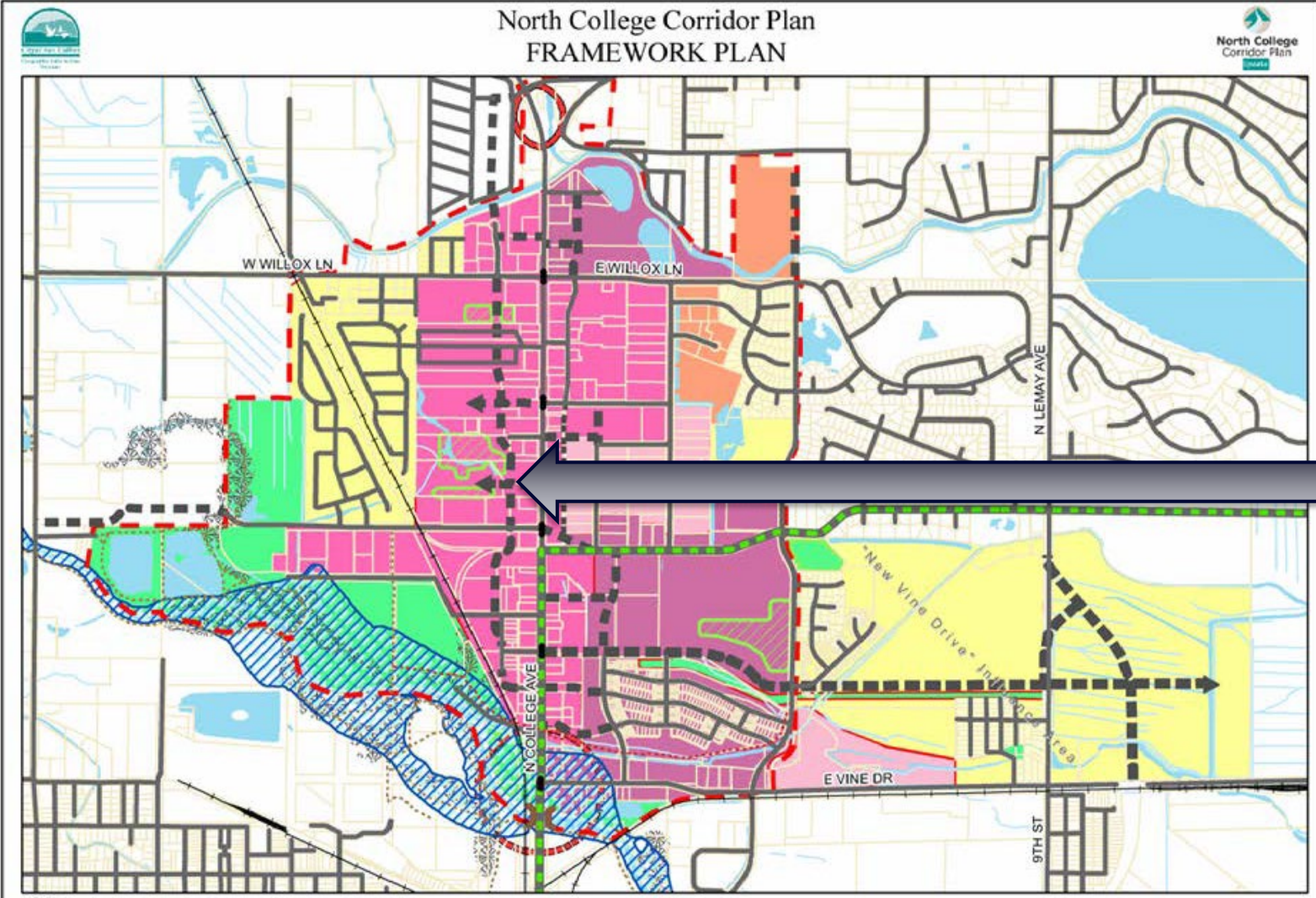
Item 17.



Zonificación/ Zoning



**North College
Corridor Plan
Framework Plan
2006**



**North College
Corridor Plan
Framework Plan
2006**

Applicant Presentation to Planning & Zoning Commission February 15, 2024

MASON STREET OVERALL DEVELOPMENT PLAN

PLANNING & ZONING COMMISSION

FEBRUARY 15TH, 2024



Contents/agenda

1. Purpose of the ODP
2. Site Context
3. Proposed ODP
4. Land Use Code Criteria
- 5... Appendices



Why an Overall Development Plan (ODP)?

LUC 2.1.3 (B)(1) Purpose and Effect

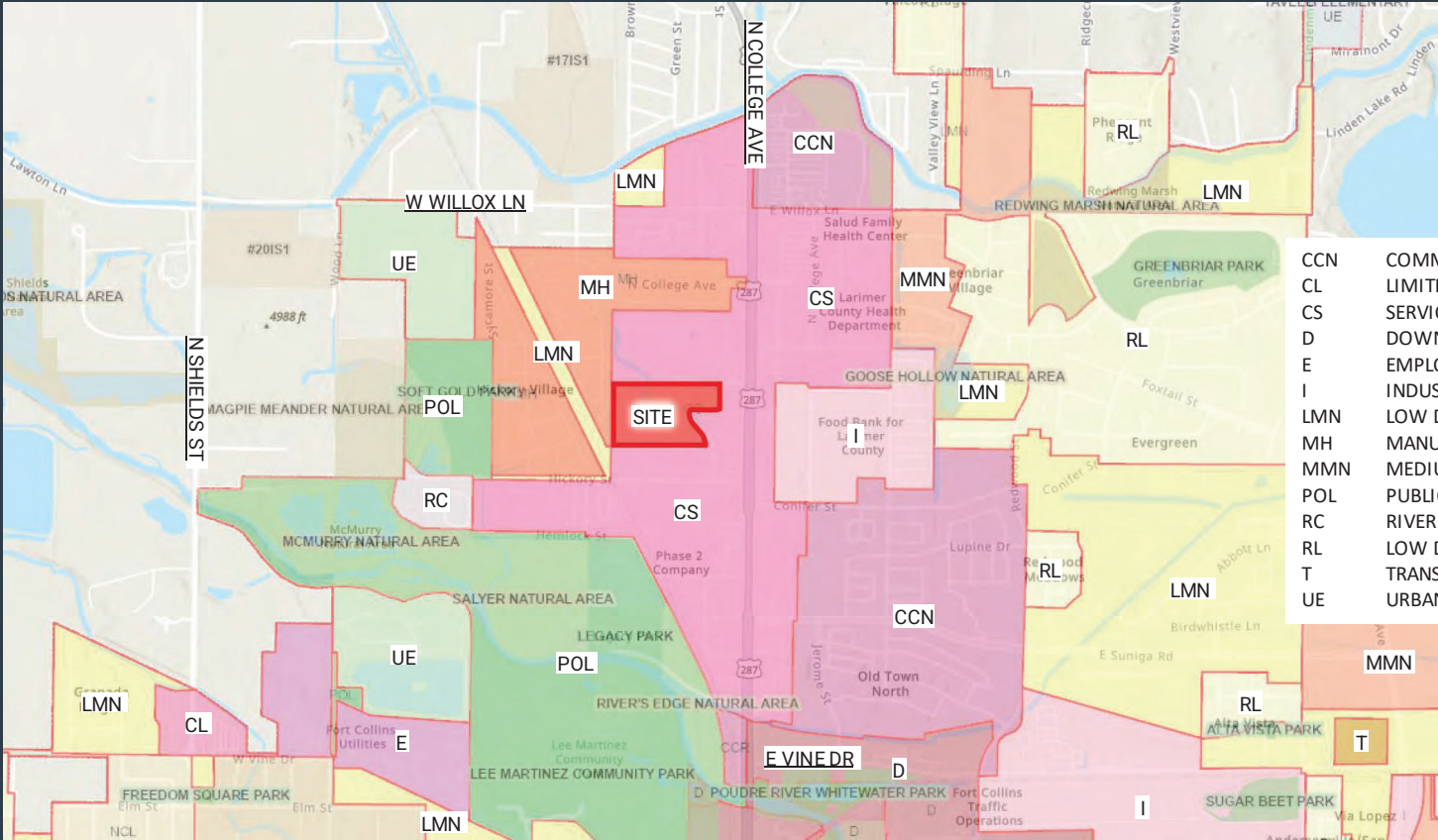
*The purpose of the overall development plan is to **establish general planning and development control parameters for projects that will be developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals.** Approval of an overall development plan does not establish any vested right to develop property in accordance with the plan.*



Site Context



Site Zoning



CCN	COMMUNITY COMMERCIAL – NORTH COLLEGE
CL	LIMITED COMMERCIAL
CS	SERVICE COMMERCIAL
D	DOWNTOWN
E	EMPLOYMENT
I	INDUSTRIAL
LMN	LOW DENSITY MIXED-USE NEIGHBORHOOD
MH	MANUFACTURED HOUSING
MMN	MEDIUM DENSITY MIXED-USE NEIGHBORHOOD
POL	PUBLIC OPEN LANDS
RC	RIVER CONSERVATION
RL	LOW DENSITY RESIDENTIAL
T	TRANSITION
UE	URBAN ESTATE



Site Context /Existing Conditions



Proposed ODP





Land Use Code – ODP Criteria

LUC 2.3(H) Step 8:
An Overall Development
Plan shall comply with the
following criteria:

- (1) Shall be consistent with the permitted uses and applicable zoning district standards in Article 4 and general standards of Article 3.
- (2) Shall be consistent with the required density range for residential uses for applicable zoning district.
- (3) Shall conform to the Master Streets Plan.
- (4) Shall provide transportation connections to adjoining properties to ensure connectivity.
- (5) Delineate natural features and proposed rough estimate of buffer area.
- (6) Shall be consistent with appropriate Drainage Basin Master Plan.
- (7) Standards related to housing density and mix of uses shall apply over the entire overall development plan.





Land Use Code – ODP Criteria (1)

LUC 2.3 (H)(1) Shall be consistent with the permitted uses and applicable zoning district standards in Article 4 and general standards of Article 3.

- ✓ Any subsequent PDP shall be subject to the development review process. All Zoning District Standards included in Article 4 shall apply. Any subsequent PDP shall also be subject to the general development standards of Article 3.





Land Use Code – ODP Criteria (2)

LUC 2.3 (H)(2) Shall be consistent with the required density range for residential uses with regard to applicable zoning district

- ✓ No Changes to the existing zoning is proposed with this ODP. Any residential development that develops within the boundaries of the ODP shall be subject to the Service Commercial (C-S) standards outlined in Article 4.
 - Residential Uses for C-S are limited to extra occupancy of less than 5 occupants and short-term and non-primary rentals. C-S currently has no limits on density.

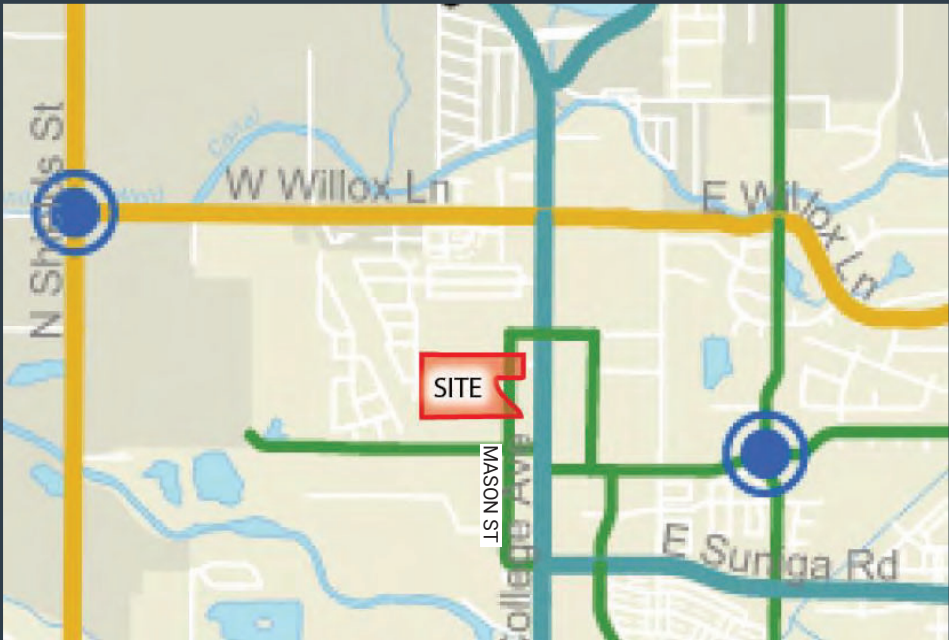




Land Use Code – ODP Criteria (3)

LUC 2.3 (H)(3) Shall conform to the Master Streets Plan

- ✓ In the North College Corridor, the Master Streets Plan identifies Mason Street as a 2-lane collector. Mason Street is identified as such on the ODP.



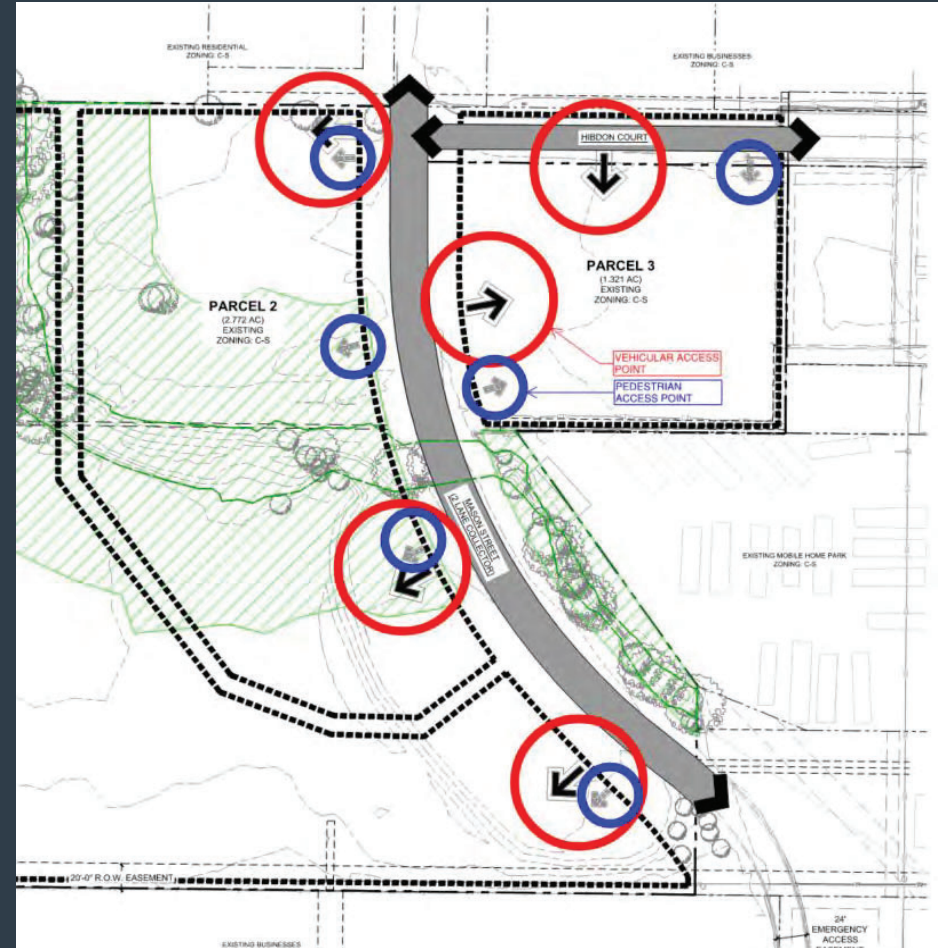
Collector 2 Lanes	Arterial 2 Lanes - Outside GMA	Potential Roundabout
Arterial 2 Lanes	Arterial 4 Lanes - Outside GMA	City Limits
Arterial 4 Lanes	Major Arterial 6 Lanes - Outside GMA	Growth Management Area
Major Arterial 6 Lanes	Interstate	Larimer County
Collector 2 Lanes - Outside GMA	Potential Grade Separated Rail Crossing	



Land Use Code – ODP Criteria (4)

LUC 2.3 (H)(4)(4) Shall provide transportation connections to adjoining properties to ensure connectivity

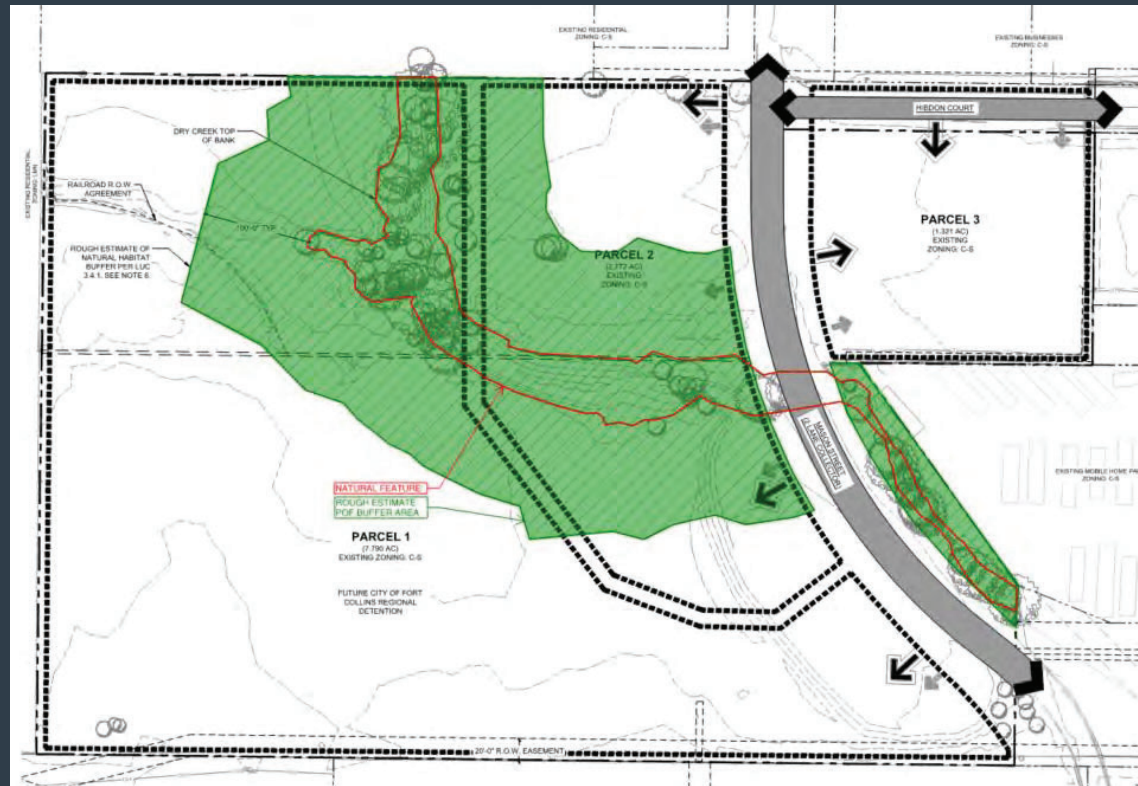
- ✓ Each of proposed lots have adequate access to Mason Street. Access is provided in such a way that no development shall preclude another from gaining access to the public street.
- ✓ Detached sidewalk is provided along the west side of Mason
- ✓ Detached Sidewalk shall be provided along south side of Hibdon Court



Land Use Code – ODP Criteria (5)

LUC 2.3 (H)(5) Delineate natural features and proposed rough estimate of buffer area

- ✓ The Dry Creek Remnant has been identified on the plans (Top of Bank)
- ✓ Rough Estimate of buffer has been provided. Buffer is calculated at 100' from Top of Bank





Land Use Code – ODP Criteria (6)

LUC 2.3 (H)(6) Shall be consistent with appropriate Drainage Basin Master Plan

- ✓ Located within the Dry Creek Master Drainage Basin
- ✓ Shall comply with required release rates
- ✓ Begins to address facilities that were identified in the North College Infrastructure Funding Projects
 - Hickory Regional Detention Area
 - Provides drainage corridors for future storm pipes





Land Use Code – ODP Criteria (7)

LUC 2.3 (H)(7) Standards related to housing density and mix of uses shall apply over the entire overall development plan

- ✓ No changes to the existing zoning is proposed with this ODP. Any residential development that develops within the boundaries of the ODP shall be subject to the Service Commercial (C-S) standards outlined in Article 4 and general development standards in Article 3 and both shall apply over the entire overall development plan.
 - Residential Uses for C-S are limited to extra occupancy of less than 5 occupants and short-term and non-primary rentals.



Conclusion

- This land use application and presentation only pertains to the ODP.
- The ODP provides framework by which multiple parcels within this same property shall develop. It also allows for each parcel to be developed at different times.
- The proposed Mason Street ODP Complies with all seven (7) Criteria listed in the Land Use Code.
- All site-specific parameters shall be reviewed against Articles 3 and 4 of the code with subsequent Project Development Plan applications.

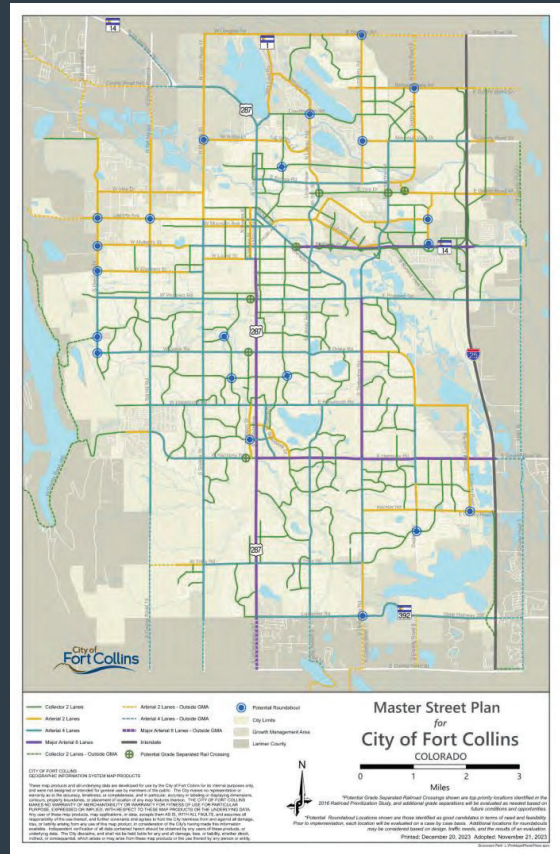


THANK YOU



APPENDIX A

MASTER STREETS PLAN



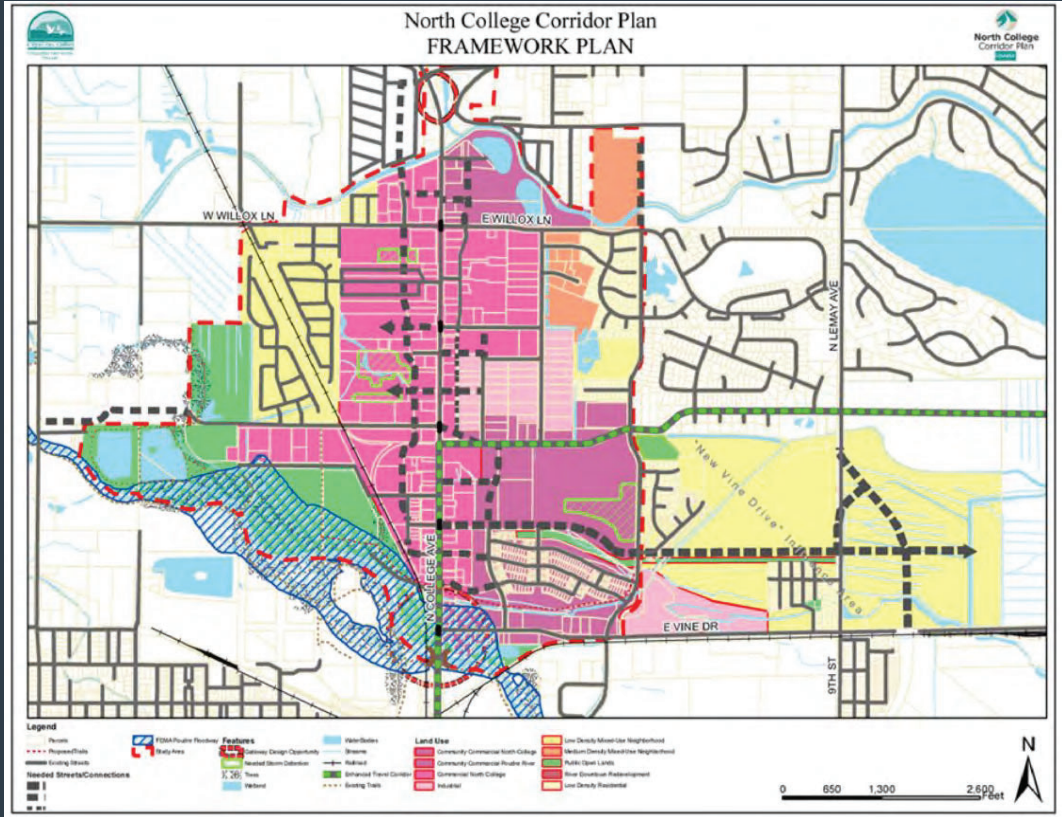
APPENDIX B

MASTER STREETS PLAN



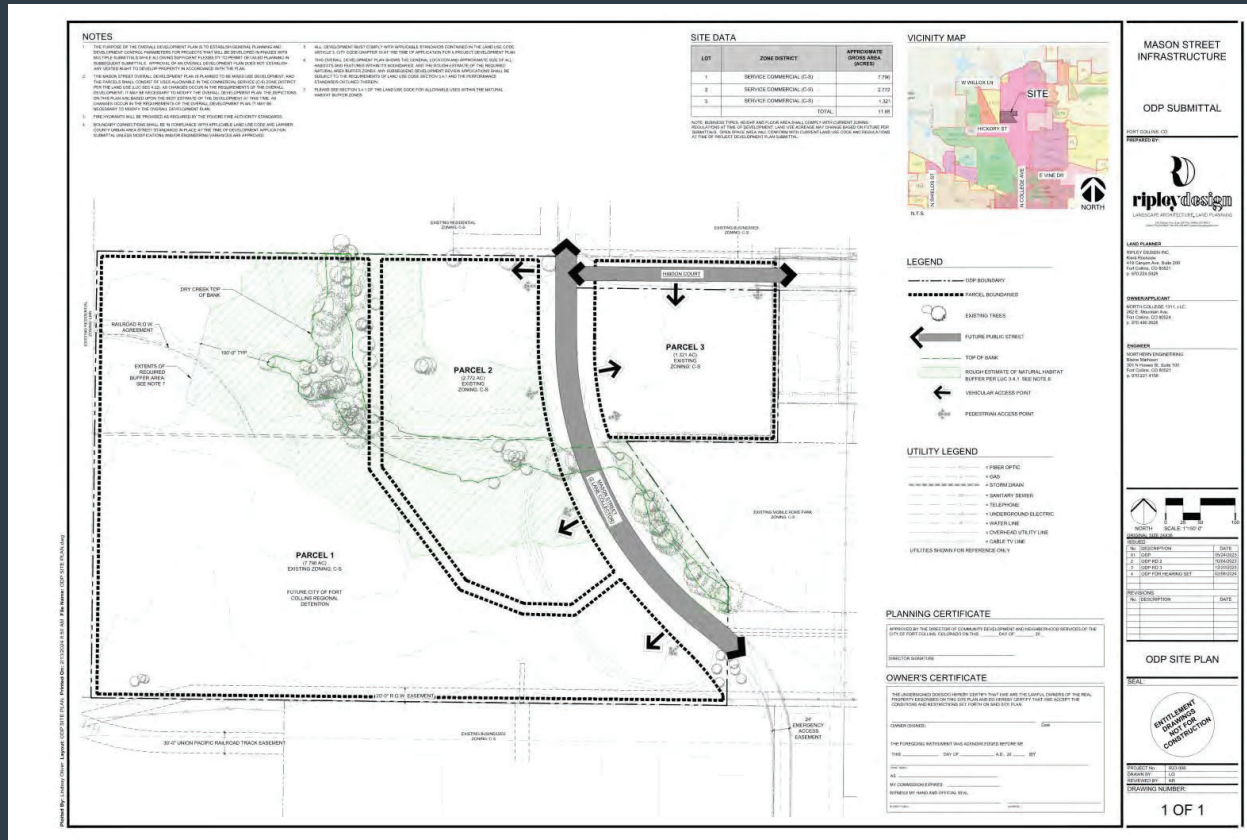
APPENDIX C

NORTH COLLEGE CORRIDOR PLAN



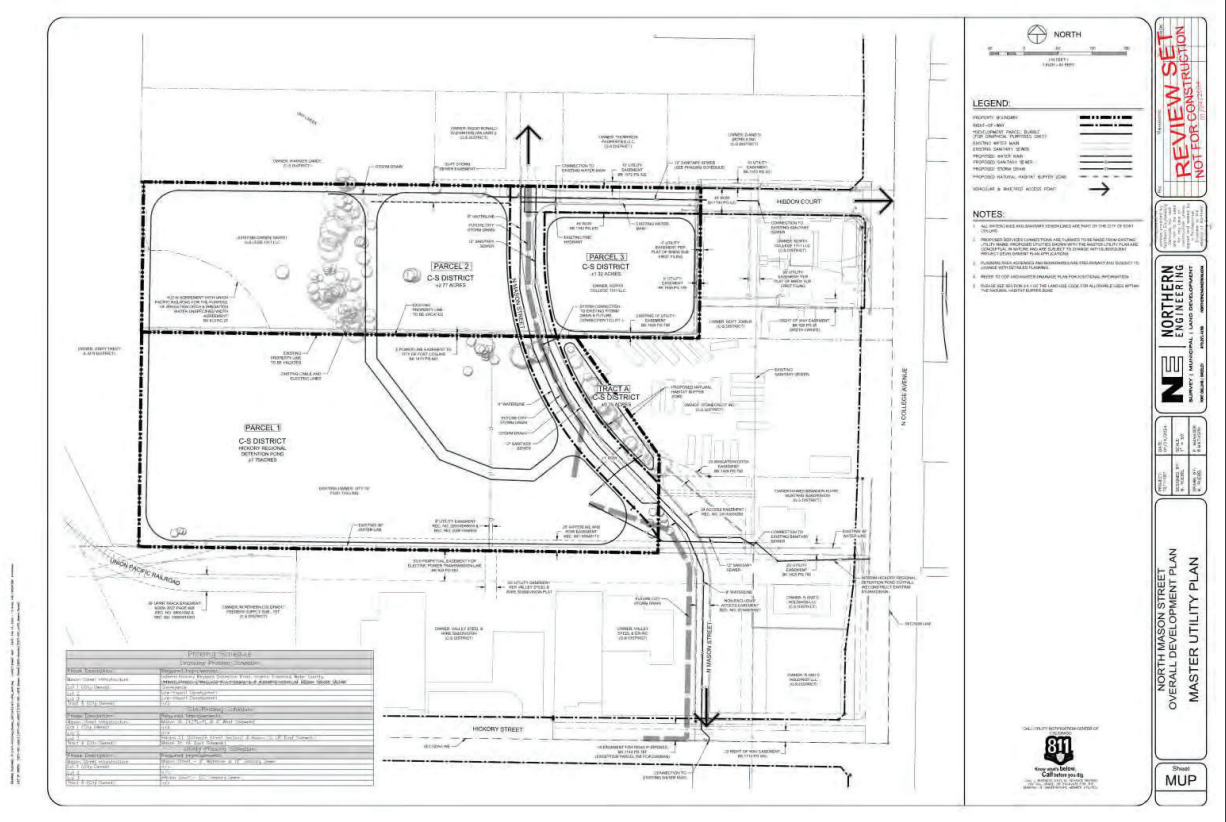
APPENDIX D

ODP



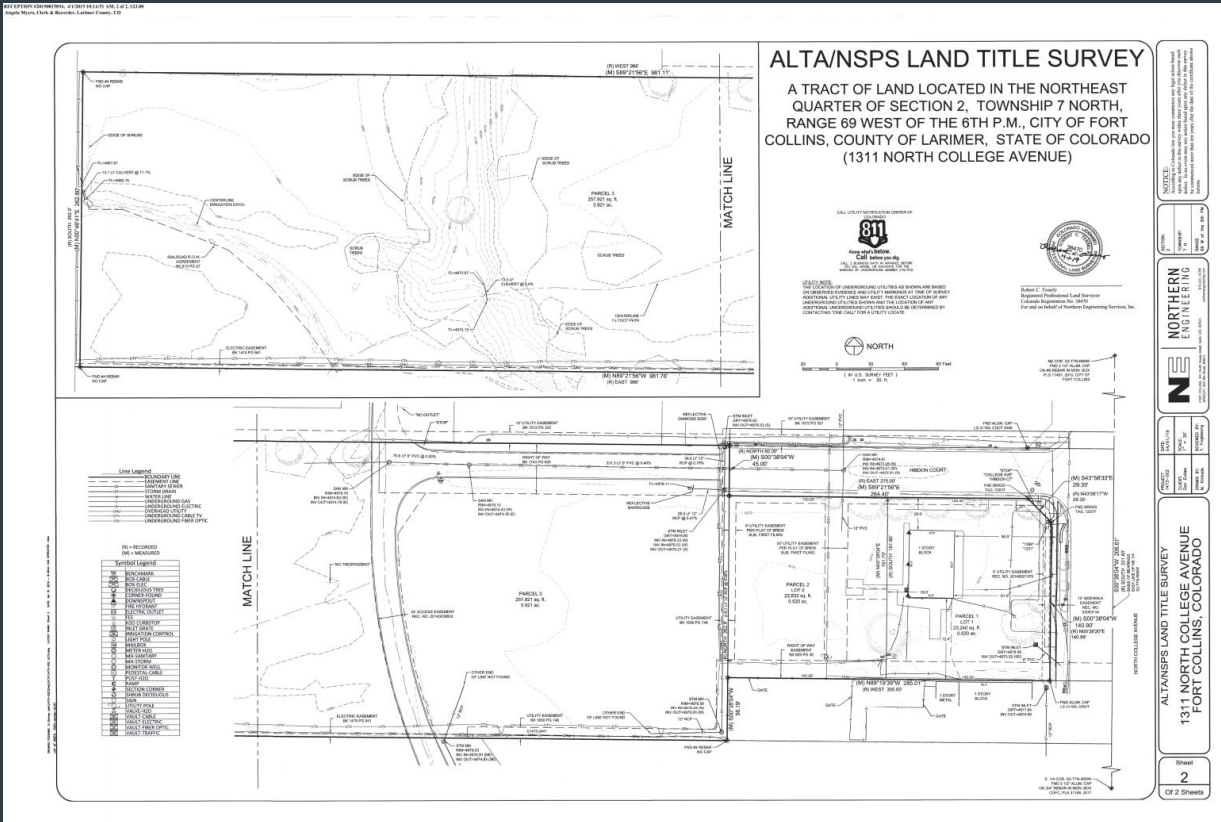
APPENDIX E

UTILITY PLAN



APPENDIX G

ALTA



APPENDIX H

PHASING SCHEDULE

Phasing Schedule	
Drainage Phasing Schedule	
Phase Description	Required Improvement
Mason Street Infrastructure	Interim Hickory Regional Detention Pond, Interim Standard Water Quality, Interim Mason Street Storm Conveyance & Reconstruction of Offsite Storm Outfall
Lot 1 (City Owned)	Ultimate Hickory Regional Pond sizing and outfall & Ultimate Mason Street Storm Conveyance
Lot 2	Low-Impact Development
Lot 3	Low-Impact Development
Tract A (City Owned)	n/a
Site Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason St. (42' FL-FL & 6' West Sidewalk)
Lot 1 (City Owned)	n/a
Lot 2	n/a
Lot 3	Hibdon Ct. (Ultimate Street Section) & Mason St. (6' East Sidewalk)
Tract A (City Owned)	Mason St. (6' East Sidewalk)



APPENDIX I

(H) **Step 8** (Standards): Applicable. An overall development plan shall comply with the following criteria:

- (1) The overall development plan shall be consistent with the permitted uses and applicable zone district standards (Article 4) of all zone districts contained within the boundaries of the overall development plan. The plan shall also be consistent with any zone district standards (Article 4) and general development standards (Article 3) that can be applied at the level of detail required for an overall development plan submittal. Only one (1) application for an overall development plan for any specific parcel or portion thereof may be pending for approval at any given time. Such application shall also be subject to the provisions for delay set out in [Section 2.2.11](#).
- (2) The overall development plan shall be consistent with the required density range of residential uses (including lot sizes and housing types) with regard to any land which is part of the overall development plan and which is included in the following districts:
 - (a) The Rural Land District (R-U-L). [Section 4.1\(D\)\(1\)](#).
 - (b) The Urban Estate District (U-E). See [Section 4.2\(D\)\(1\)](#).
 - (c) The Residential Foothills District (R-F). See [Section 4.3\(D\)\(1\)](#).
 - (d) The Low Density Mixed-Use Neighborhood District (L-M-N). See [Section 4.5\(D\)\(1\)](#).
 - (e) The Medium Density Mixed-Use Neighborhood District (M-M-N). See [Section 4.6\(D\)\(1\)](#).
 - (f) The High Density Mixed-Use Neighborhood District (H-M-N). See [Section 4.10\(D\)\(1\)](#).
 - (g) The Manufactured Housing District (M-H). See [Section 4.11\(D\)\(1\)](#).
 - (h) The Community Commercial - North College District (C-C-N). See [Section 4.19\(D\)\(1\)](#).
 - (i) The Harmony Corridor District (H-C). See [Section 4.26\(D\)\(4\)](#).
 - (j) The Employment District (E). See [Section 4.27\(D\)\(5\)](#).



APPENDIX I

- (3) The overall development plan shall conform to the Master Street Plan requirements and the street pattern/connectivity standards both within and adjacent to the boundaries of the plan as required pursuant to Sections [3.6.1](#) and [3.6.3\(A\)](#) through (F). The overall development plan shall identify appropriate transportation improvements to be constructed and shall demonstrate how the development, when fully constructed, will conform to the Transportation Level of Service Requirements as contained in [Section 3.6.4](#) by submittal of a Master Level Transportation Impact Study.
- (4) The overall development plan shall provide for the location of transportation connections to adjoining properties in such manner as to ensure connectivity into and through the overall development plan site from neighboring properties for vehicular, pedestrian and bicycle movement, as required pursuant to [Section 3.6.3\(F\)](#) and [Section 3.2.2\(C\)\(6\)](#).
- (5) The overall development plan shall show the general location and approximate size of all natural areas, habitats and features within its boundaries and shall indicate the applicant's proposed rough estimate of the natural area buffer zones as required pursuant to [Section 3.4.1\(E\)](#).
- (6) The overall development plan shall be consistent with the appropriate Drainage Basin Master Plan.
- (7) Any standards relating to housing density and mix of uses will be applied over the entire overall development plan, not on each individual project development plan review.



Planning and Zoning Commission

Roll Call Attendance Sign in Sheet

February 15, 2024

Roll Call & Voting Record Planning & Zoning Commission

Date: 2.15.24

Start Time: 6:00pm

Stop Time: 10:48

Roll Call	Stackhouse	Stegner		Sass	York	Shepard	Katz	Vote
	X	X		X	X	X	X	
1- <i>Consent Agenda</i> <i>Stackhouse / Sass</i>	Shepard		Stackhouse	Stegner	York	Sass	Katz	
	Y		Y	Y	Y	Y	Y	6:0
2- <i>Prospect Sports Club - Addition of Use</i> <i>Stackhouse / Shepard</i>		Stackhouse	Stegner	York	Sass	Shepard	Katz	
		Y	Y	Y	Y	Y	Y	6:0
3- <i>Prospect Sports Club - PDP</i> <i>York / Sass</i>	Stackhouse	Stegner	York	Sass	Shepard	0	Katz	
	Y	Y	Y	Y	Y		Y	6:0
4- <i>Mason Street ODP</i> <i>Sass / York</i>	Stegner	York	Sass	Shepard	0	Stackhouse	Katz	
	Conflict	Y	Y	Y		Y	Y	5:0
5- <i>Union Park - Modification 1</i> <i>York / Stackhouse</i>	York	Sass	Shepard	0	Stackhouse	Stegner	Katz	
	Y	Y	Y		Y	Y	Y	6:0
6- <i>Union Park - Modification 2</i> <i>Sass / Stackhouse</i>	Sass	Shepard	0	Stackhouse	Stegner	York	Katz	
	Y	Y		Y	Y	Y	Y	6:00
7- <i>Union Park - PDP</i> <i>Stackhouse / Sass</i>	Shepard	0	Stackhouse	Stegner	York	Sass	Katz	
	Y		Y	Y	Y	Y	Y	6:00
	0	Stackhouse	Stegner	York	Sass	Shepard	Katz	
	Stackhouse	Stegner	York	Sass	Shepard	0	Katz	

Planning & Zoning Hearing Attendance

February 15, 2024

Online

Staff Attendance:

- ✓ Shar Manno – P&Z Secretary
- ✓ Katie Claypool – P&Z Admin
- ✓ Brad Yatabe - City Attorney
- ✓ Clay Frickey – Interim Planning Manager
- ✓ Paul Sizemore – CDNS Director
- ✓ Justine Vonkoepping – FCTV
- ✓ Clark Mapes - City Planner
- ✓ Ryan Mounce – City Planner
- ✓ Em Myler – Development Liaison
- ✓ Sophie Buckingham – Engineering
- ✓ Steve Gilchrist – Traffic Operations
- ✓ Kristie Raymond – Environmental Planning
- ✓ Matt Simpson – Utilities
- ✓ Dave Betley – Engineering
- ✓ Wes Lamarque - Utilities
- ✓ John Grewel - Engineering

Commission Members – all in person

- ✓ Chair, David Katz
- ✓ Vice Chair, Julie Stackhouse
- ✓ Samantha Stegner
- ✓ Ted Shepard
- ✓ Adam Sass
- ✓ York

Applicant Attendees

- **Item 2 – Prospect Sports Club**
 - ✓ Amanda Hansen – RB+B Architects
 - Dylan Huey - RB+B Architects
 - ✓ Rebecca Spears
 - ✓ Kim O’Neil
 - Angie Milewski
- **Item 3 – Mason Street Infrastructure**
 - ✓ Russ Lee – Ripley Design
 - ✓ Kara Rossouw – Ripley Design
 - ✓ Blaine Mathisen – Ripley Design
 - ✓ Andy Reese – Ripley Design

1. Alex Williamson
 2. Bob Meserve
 3. Babbee Lewis
 - PI- 4. David Strathman
 5. Reb
 6. Guy Frank
 7. Greg
 8. Goin
 9. Robin Paulmier
 10. Shawn Mallinger
 11. Steve Tenbrink
 12. Arrie Rossouw
 13. Stephen M.
 - PI- 14. Trisha Scott
 15. John Freshwater
 16. Amanda Hansen - RB+B
 - PI- 17. Ginny Simpson
 18. Cusky Parnes
 19. John
 20. Bauers
 21. Aretchen
 22. James
 - PI - 23. Mike DuHadway
 24. Pat Serrier
 25. Gahl Wojahn
 26. Frank Martinez
 - PI- 27. Amanda Fraht
 28. Jason Claeys
 29. Oryssman
 30. Alisa Babler
 31. Karen Bright
 32. Kay Holter
33. Maj - lis Delgado
 34. Badger
 - PI- 35. Dale
 - PI- 36. Jon Mosier
 37. Barbara
 38. RM
 39. Hunter
 40. Bess
 41. Matt

- **Item 4 – Union Park**
 - Chris Beabout – Landmark Homes
 - Matt Delich
 - ✓ Mike Walker
 - Jason Sherrill
 - ✓ James McNutt
 - Zach Wiele

PLANNING & ZONING COMMISSION Sign-In Sheet

DATE: Feb 15, 24

Name	Mailing Address	Email and/or Phone	Reason for Attendance
ROBIN OWENS	3232 CHASE DRIVE / FORT COLLINS	robin.owens@aci.com	EXPRESS CONCERNS FOR ADVANCED ENERGY

THIS IS A PART OF THE PUBLIC RECORD
Please contact Katie Claypool at 970-416-4350 or kclaypool@fcgov.com if you inadvertently end up with it. Thank you!

Verbatim Transcript

**Planning & Zoning Commission
February 15, 2024**

CITY OF FORT COLLINS

Planning and Zoning Commission

Held February 15, 2024

Council Chambers, 300 Laporte Avenue, Fort Collins, Colorado

In the Matter of:

Mason Street Infrastructure Overall Development Plan

Meeting Time: 6:00 PM, February 15, 2024

Board Members Present:

David Katz, Chair
Julie Stackhouse, Vice Chair
Adam Sass
Samantha Stegner (Recused)
Ted Shepard
York

Staff Members Present:

Paul Sizemore
Clay Frickey
Shar Manno
Katie Claypool
Clark Mapes
Ryan Mounce
Steve Gilchrist
Matt Simpson
Em Myler

1 CHAIR DAVID KATZ: Next agenda item...that one is Clark too. This is the North Mason ODP.

2 CLARK MAPES: Alright, there it is.

3 CHAIR KATZ: Alright, Clark, before we get started, I think Sam has to disclose...

4 COMMISSIONER SAMANTHA STEGNER: I have a conflict of interest on this one and so I am
5 going to sit out of this one and the future ODPs of the shelter...or PDPs, when they come, because of my
6 volunteer work in those mobile home communities.

7 CHAIR KATZ: And while Sam is exiting, I will look to Shar and ask Shar if there's any new
8 information. Did we receive anything new?

9 SHAR MANNO: No, we have not received any new information.

10 CHAIR KATZ: Alright, Clark, overview when you're prepared.

11 CLARK MAPES: Alright, thanks. This Mason Street Infrastructure Overall Development Plan,
12 we're going to be using the term ODP, is a general master plan for infrastructure...let's go ahead and look
13 at the location. So, see the location here. This is north of Hickory Street down here, and at the west end
14 of a little one block long street called Hibdon Court, back behind the College Avenue commercial
15 frontage on the west side of College Avenue. There's an access drive built fairly recently, 2016, here,
16 that runs along kind of an alley-like access drive in an access easement that is now getting set to become
17 the alignment of an actual new North Mason Street.

18 This kind of master plan, called an ODP, is based on the idea that ODPs show general parameters
19 for development that would follow in multiple phases over time. The private property owner who is
20 proposing this infrastructure plan does have a goal to provide for the proposed homeless shelter that
21 would go on some of this property. But, this hearing tonight is not about the shelter...I think that's clear
22 now to everybody. The plans for the infrastructure here are submitted separately and they are proceeding
23 independently, and the ODP here does not indicate any land use, shelter or otherwise. The owner's idea,
24 as staff understands it, is that even if the homeless shelter does not happen, the owner still wanted to
25 know how the land could be developable for any type of land use. And likewise, a goal for the City, who
26 is one of the owners of the land in question...there are two land owners on this land...the City would also
27 like to know and confirm how regional stormwater flows could be accommodated now and in the long-
28 term future, and also the City would like to know how Mason Street can be retrofitted back in there. I'll
29 be saying more...about thirty years of planning that has specifically called for this infrastructure and
30 specifically described the difficulties of retrofitting it back in here across multiple properties and some
31 existing development, a lot of ad hoc development from earlier in the 1900's and through kind of the mid-
32 century, 1900's.

33 So, anyway, this ODP is just three pages that show alignments for drainage, a street, pipes, and
34 electric lines. A detailed development plan for this infrastructure would follow the ODP, and that would
35 be hundreds of pages, hundreds of plan sheets, for the design and construction of the infrastructure. And
36 then, the homeless shelter, if it continues to proceed forward, would go to a hearing after that. Assuming
37 the homeless shelter proceeds to a hearing, there will be a notification for that and that would be the time
38 for anyone to speak to P and Z about that, and also anyone can contact staff at any time with any thoughts
39 or questions, and those would be included in a P and Z package for the homeless shelter when the time
40 comes, if that's okay with the person who gives the comments or questions. And, there's some details
41 about how to contact our person, Em Myler, but if anyone has any questions, we can get to that later.

1 Again, I mentioned about thirty years talking about the need for circulator streets in addition to
2 the highway, and those needs have been shown in adopted plan documents: the 1995 North College
3 Corridor Plan, a 2000 joint access control plan for North College Avenue itself, U.S. Highway 287, State
4 Highway 14, jointly adopted by the Colorado Department of Transportation and the City, that also
5 highlighted the need for this kind of circulator street, and then a 2005 update of the North College
6 Corridor Plan which very specifically describes in detail the need for this drainage and this kind of a street
7 connection.

8 There are, again, two parcels of land involved in this ODP; it comprises two parcels, one owned
9 by the City for several years now for a stormwater drainage system in the area, and the other owned by a
10 private owner. The ODP shows how these two parcels would be reconfigured in a land transaction
11 between those owners, and that reconfiguration is based on allowing for the proposed infrastructure. That
12 infrastructure is a regional stormwater detention pond, upgrading that access drive to become a segment
13 of Mason Street, and then all the underground utilities that go along with the street, water, sewer, electric.
14 This is the basic site plan from the three sheets in the ODP, then the ODP includes a sheet that shows the
15 parameters for drainage in kind of reshaped land forms. Drainage is an especially fundamental issue with
16 this land which was formerly the floodway for Dry Creek, which before settlement of this whole part of
17 Colorado was a significant tributary to the Poudre River. There's a little remnant of Dry Creek left, it
18 happens to run across these two parcels of land, so that has a lot to do with the need for drainage. It's
19 low-lying, flat land, and there's been, again, years of planning, designed by the Utilities Department
20 coming up with stormwater master planning for the whole regional detention system and drainage system
21 that never was included in early ad hoc development along the whole North College corridor, much of it
22 outside of City limits. And the development that did happen within City limits happened before there was
23 any such thing as a Planning Department or anything like that...Stormwater Department, et cetera.

24 And then, finally, the third sheet shows utilities. And again, it's more alignments, and again,
25 this...a sheet like this will probably lead to fifty pages of design and construction drawings in the next
26 iteration which will be an actual development plan for this infrastructure which is shown in this ODP.
27 The criteria for ODPs are pretty limited and simple and straightforward, consistent with the zone district
28 standards. And again, this ODP doesn't even refer to use, but to the extent that the use could potentially
29 be a homeless shelter, a homeless shelter actually is permitted in the zone district. And again, some
30 ODPs do indicate land uses; this one doesn't. This is just for the infrastructure, and then land uses come
31 later.

32 The ODP has to conform to the Master Street Plan requirements and street pattern connectivity
33 requirements, and this ODP just precisely implements longstanding provisions in the Master Street Plan
34 identifying the need for this kind of a connection. It has to provide for the location of transportation
35 connections to adjoining properties, and ensure...let me see...connectivity into and through the
36 development plan. Anyway, that access drive already does provide transportation connections to
37 adjoining properties, although, you know, in the case of the newly developable parcel that is created in
38 this, the plan does show these transportation connections both for vehicle access and pedestrian access.
39 And then the ODP has to show the general location and approximate size of natural areas and habitats and
40 features, and indicate a proposed rough estimate of natural habitat buffer zones, and this ODP does do
41 that. Again, here's the site plan. The natural feature is Dry Creek...it's outlined in kind of a darker green
42 line. And then this hatched area is just that, it is a rough estimate of a natural habitat buffer zone that
43 would be required under the Land Use Code, and there's a note on the ODP, and the legend for the ODP
44 explains how the subsequent later specific development plan for the infrastructure will need to comply

1 with Land Use Code provisions to allow for how to apply this kind of habitat buffer zone. And, there's
2 not much else to this, so I'll stop there and see if we have any questions.

3 CHAIR KATZ: Thank you, Clark. This is a joint project...go ahead, Clay.

4 CLAY FRICKEY: And I might add, too, just for the Commission, and just for anybody
5 listening...Clay Frickey, Planning Manager...Clark mentioned that this is one of three projects that is
6 associated with the proposed Rescue Mission relocation to North College, and just wanted to clarify, too,
7 that the subsequent hearings that Clark was talking about related to the specific infrastructure plan and the
8 shelter itself, those are not scheduled yet, but if you received a letter for this particular hearing, you will
9 get a letter notifying you of those hearings so that way you will know when the right time is to come
10 share your concerns about the shelter itself. So, just wanted to make that abundantly clear for anybody
11 listening in the audience. So, thank you for that, Chairman Katz.

12 CHAIR KATZ: Thank you for the clarification. You know, this is a joint project with City and a
13 private landowner. Judging by the body language over here, and Ripley Designs being listed as an
14 applicant, I assume there's a presentation.

15 KLARA ROSSOUW: Let me get my screen share going. Alright, thank you staff, and good
16 evening Commissioners. I also want to take a quick moment to thank you for clarifying some of
17 those...sort of the intent behind the application, and educating us a little bit more about what process we
18 are in and how that might be separate to some future submittals that you will see come across your desks.
19 My name is Klara Rossouw; I am here with Ripley Design representing the applicant for the Mason Street
20 ODP. Also from the design team we have Blaine Mathison of Northern Engineering, Andy Reese of
21 Kimley-Horn, and Russ Lee, also with Ripley Design. We are happy to be here tonight and hopefully we
22 can answer all the questions you have.

23 So, to help guide our conversation tonight...I just wanted to structure the presentation a little bit
24 and make sure we hit on all the key points we heard at work session last Friday. So, we'll begin with
25 discussing the purpose of the overall...ODP...what it is, go over site context, look at the proposed ODP,
26 or the overall development plan, and then ground it in the land use criteria, and we'll review each criteria
27 on its own, and tell you guys how we comply. And then we have a bunch of appendices in the back so if
28 you have any questions.

29 So, really the question is why do we need an overall development plan? And in order to
30 understand why it is needed, we look to the purpose statement as it is taken directly from the Land Use
31 Code, Section 2.1.3. So, the purpose of the overall development plan is to establish general planning and
32 development control parameters for projects that will be developed in phases with multiple submittals
33 while allowing sufficient flexibility to permit detailed planning and subsequent submittals. So, in simpler
34 terms, the ODP is a map that guides how future development happens, and it allows it to happen at...and
35 be developed at different times.

36 Clark already did a good job of covering site context, so I'll keep this kind of brief, but our site is
37 located in the North College corridor; we are west of College Avenue and north of Hickory Street. It's
38 also worth mentioning that it is located within the North College Corridor Plan boundary. From a zoning
39 perspective, it is currently zoned Commercial Service District. It is surrounded by the same zone district
40 on the north, the east, and the south, and then the western boundary butts up on Low-Density Mixed-Use
41 Neighborhood. Zoom up on the site just a little bit...as you can see, except for that access drive, which is
42 the future Mason Street, it is undeveloped. There is a remnant of the Dry Creek habitat feature that runs

1 and kind of bisects the site going east-west. And then we have our Hickory Village folks and community
2 to the west as well as the railway that's kind of diagonal on your screen there.

3 The proposed Mason Street ODP is divided into three different parcels, so parcel one and two are
4 to the west of the future Mason Street alignment, and parcel three is located to the east of Mason Street
5 and to the south of Hibdon Court. Much of the layout of the ODP is driven by the future City of Fort
6 Collins regional detention facility which will come online and be constructed on parcel one, and then of
7 course the alignment of Mason Street drives the overall layout. Also included on the ODP is...we're
8 acknowledging the Dry Creek remnant that exists on site and we're proposing...not proposing, but we're
9 estimating roughly what that buffer area could look like on that. In addition, vehicular and pedestrian
10 access points are approximated.

11 Okay, so now we get into the actual ODP criteria, and Clark, you've already covered most of
12 these, but I think it's worth just touching on each one again. They're up on your screen here; there are
13 seven of them, and I'll continue to go through each one. Okay, so ODP criteria one states that the plan
14 shall be consistent with the permitted uses and applicable zoning district standards in Article 4 and
15 general standards of Article 3. Now, this is paraphrased, so whatever is in italics is kind of paraphrased
16 from the Code. We acknowledge that any subsequent PDP application that comes online within the ODP
17 boundary shall be subject to the development review process, that means the zoning district standards of
18 Article 4 would apply, and so would the general development standards of Article 3.

19 The second criteria states that the plan shall be consistent with the required density range for
20 residential uses for the applicable zoning district. While the ODP doesn't identify specific uses, if a
21 future PDP were to come in, it would still need to comply with Article 3 and 4. And I also wanted to note
22 here that CS is the existing zoning and we're not proposing any changes to the zoning.

23 Criteria three asks that the plan shall conform to the Master Street Plan. The snippet up on your
24 screen there is a zoomed up version on the Master Street Plan and you can see Mason Street runs north-
25 south through the site, and it is identified as a two-lane collector, and it is called out as such on the ODP.

26 Criteria four asks that the ODP shall provide transportation connections to adjoining properties to
27 ensure connectivity. Each of the parcels have adequate access to Mason Street and the access is provided
28 in such a way that no development shall preclude another from gaining access to the public street. And
29 then also, once Mason Street and Hibdon Court are designed, there would be a series of detached walks,
30 so you're getting that full picture pedestrian connectivity.

31 ODP criteria five asks that the natural features be delineated and a rough estimate of the buffer
32 area be proposed. We already mentioned the Dry Creek remnant that's on the plans. On your screen
33 here, it's in red, and that's kind of the top of bank delineation, and then the massing in green you see there
34 is the hundred-foot buffer that we're assuming. It's worth noting here that if a project were to...or a
35 subsequent PDP would come online in parcel two, for example, they would evaluate and mitigate, or
36 adjust, to that buffer at that time.

37 Criteria six requests that the ODP be consistent with the appropriate drainage basin master plan.
38 Our site is located within the Dry Creek Master Drainage Basin...that's kind of a tongue twister. It shall
39 comply with the required release rates, and it also begins to address facilities that were identified in the
40 North College Infrastructure Funding Project, so one of them being that regional detention facility that I
41 mentioned for parcel one. We're also providing drainage corridors for future storm pipes.

1 And the last criteria asks that the standards related to housing density and mix of uses shall apply
2 over the entire ODP. Again, you know, we're not proposing specific uses with this overall development
3 plan, but if something were to come online, it would have to be in compliance with Article 4 and Article 3
4 which are the zoning and general development standards. Housing standards in Article 3 and 4 shall also
5 apply over the entire plan, not just the parcel.

6 So, that's all seven criteria. In kind of concluding the presentation, relatively short presentation,
7 this land use application only pertains to the ODP. We understand there is energy around this area and
8 there will be opportunity for public comment on other development proposals that come online. This
9 ODP provides framework by which multiple parcels within this property shall develop, and it also allows
10 them to happen at different times. The ODP complies with all seven criteria listed in the Land Use Code,
11 and then, again, site specific parameters shall be reviewed against Articles 3 and 4 of the Code with
12 subsequent applications. And that brings us to the end of our piece. Thank you all.

13 CHAIR KATZ: Thank you so much. Clark, do you need to do a detailed analysis on this, or do
14 you feel like your introduction was...?

15 CLARK MAPES: I don't have anything else, thanks.

16 CHAIR KATZ: Okay, thank you. Before we move into clarifying questions, both Clark and
17 Klara have emphasized that this is the ODP. I know I sound like a broken record; it's very difficult to silo
18 this since we all kind of know what's potentially coming to develop here. Klara put it well and said
19 'there's energy around it;' I thought that was put very well. But, try to bear with us. This is a framework
20 for future development, and we have to keep it as general that this is street alignment, this is plumbing,
21 drainage, detention, delineation of natural features. So, I know it's difficult...there's a lot of emotion
22 around this, but let's...we're going to do our best on the Commission to silo that and focus on the ODP.
23 So, with that, who has a clarifying question?

24 COMMISSIONER YORK: Yeah, I had a question on the drainage feature there. Looking at the
25 map on page 384 of our packet, if I remember right. It was showing, I think it was contour lines, and I
26 couldn't tell how far apart those were...what the elevation difference is from the low part of the drainage
27 area to the top part. And so I was wondering if I could just get real quick.

28 ANDY REESE: Yeah, my name is Andy Resse with Kimley-Horn. It's approximately five feet
29 deep from the top of the pond to the bottom...those are one-foot contours that you're seeing.

30 COMMISSIONER YORK: Okay, thank you.

31 CHAIR KATZ: Go ahead, Adam.

32 COMMISSIONER ADAM SASS: I have a couple. I think I'm going to start with a pretty simple
33 one. I need a little back story, and this may be a Clay question potentially, maybe Clark. The North
34 College stormwater improvements that were part of that 2004, or 2010 I think is when I read we had a
35 North Fort Collins urban renewal...that's it...the urban renewal plan. There was supposed to be a
36 significant amount of stormwater improvements on the west side of College. How does this ODP further
37 that view, or does that have any impact on that framework that was set in motion, that ball that was sent
38 rolling down in 2010 to help renew the west side of College. Does this ODP continue or further that
39 plan? And I mention you because I'm pretty sure you were heading, or at least speaking for that group?

40 CLAY FRICKEY: Commissioner Sass...that was my previous role at the City was managing the
41 Urban Renewal Authority. But, Clark was also heavily involved with setting up the North College Urban

1 Renewal Plan when it was created back in the early 2000's, so between the two of us, we'll answer your
2 question. So, Commissioner Sass, the regional detention pond that's identified here is the regional
3 detention pond that was identified in the infrastructure improvement plan in 2010, and so this is one of the
4 last remaining big ticket items that the Urban Renewal Authority highlighted in terms of infrastructure
5 deficiencies to fund in the North College area. And at the time, there were two big regional detention
6 facilities identified, one is the Northeast College Corridor outfall which is just south of the old Aspen
7 Heights student housing project that provides an outfall for the east side of the College corridor. We've
8 long known that there was no outfall on the west side of the North College corridor, so this will be the
9 first pond that would collect regional detention and then discharge it down to the Poudre River eventually.
10 There's going to be another pond or two closer to the Poudre River to provide an outfall for properties
11 south of Hickory. So, this is part of that system and would help create a portion of that system identified
12 in that infrastructure plan.

13 COMMISSIONER SASS: Thank you. I bring that up because, if you don't understand the back
14 story for why things are getting developed the way that they are, I think it's important that everybody
15 listening knows that this is part of a plan that was set in motion in the early 2000's and this is furthering
16 that vision for North College.

17 This one may be a little bit, I guess...can I ask my second question? Alright...a little more
18 outside the box, or potentially a little more reaching. The North College Corridor Plan that I read
19 identified several issues that needed to be addressed, and one of them was the Hickory and Conifer
20 intersections. And, I'm not sure one hundred percent this ODP is addressing anything with that, but
21 potentially increasing traffic in this area seems like it would not be addressing that potentially. Is there
22 something we are doing, or should be doing? Because an ODP that's going to allow for more
23 development to happen I think, before we...we're getting the cart in front of the horse, right?

24 STEVE GILCHRIST: Good evening Commissioners, Steve Gilchrist with Traffic Operations. I
25 would have to look and see what the actual improvements are required at Conifer and Hickory. We
26 required a traffic study for this development of the ODP to look at the, basically development of this
27 small portion of Mason, so to speak, the easement that is there, and the extension to Hibdon Court, which
28 is within this development. The overall development of the possible Conifer and Hickory intersection is
29 definitely one we can review, you know, based on the actual traffic that's going to be knowing that these
30 uses, you know, within this traffic study, they did kind of outline the potential use of the Rescue Mission
31 and a daycare. That's not guaranteed, and so it's one of those, with any ODP, we kind of want to look at
32 the traffic and understand what's projected, but we're really not looking at the bigger intersections at this
33 point, you know, just based on that level of traffic.

34 COMMISSIONER SASS: Great, I would ask then that prior to additional ones, we have a good
35 understanding of what the reason was that that intersection was identified as a major issue in the North
36 College Corridor Plan, and is still two signalized T's a hundred and fifty feet apart.

37 STEVE GILCHRIST: And I imagine that's the big part of it is the two signalized intersections
38 that close together, and the alignment of those. Within a typical traffic study, that's not going to probably
39 allow for them to require that full improvement. I mean that's a bigger improvement that probably
40 requires significant right-of-way acquisition. So, it's one we can definitely have evaluated and looked at,
41 and we will definitely in any subsequent submittals, you know, look at that.

42 CLARK MAPES: Can I chime in, and you might want to comment on what I'm going to say.
43 The staff report notes that the traffic study, even though it's assuming some land uses just so that it can do
44 something with some numbers, concludes that the traffic generated here would have little to no impact on

1 the intersections that were studied, and that unless there is some unusual high level of development in the
2 future, that this collector street in its classification would actually function as a local street. So, it sounds
3 like...well, anyway, that's what the TIS...that's what the traffic study says. Steve, do you want to...?

4 STEVE GILCHRIST: And that's correct, that's where within this traffic study, it's a little
5 different because it's mainly infrastructure. There isn't...we've had them include what's projected with
6 the Rescue Mission and the daycare, but honestly, that's not a guarantee. Those volumes could change.
7 And with the subsequent PDPs that come in, if they decide to relocate the Rescue Mission to somewhere
8 else, we'll reevaluate that traffic study and anticipated trips, and if needed, if there's something projected
9 that's going to possibly increase the volume of traffic on that collector street, we can have them add
10 additional infrastructure needs or evaluations.

11 CLARK MAPES: And then there's something else I've got to add. The plan that you're looking
12 at, that you're citing, the 2006 plan, that's a plan that was showing a different scenario that was on the
13 books in the Master Street Plan for a long time, and that was to realign Conifer Street, demolish the
14 Palomino Motel which is at the corner of Conifer and College...so the plan always showed a long-term
15 vision for realigning Conifer Street to go up and meet Hickory so that there would be only one
16 intersection at College Avenue. That was on the books for years; it was looked at multiple times. And as
17 a follow-up to that 2006 plan calling for more attention and studies to that, some detailed engineering
18 studies led to a conclusion that it would be acceptable to create the two signals, add the turn lanes,
19 medians, et cetera, to make the intersections work the way that they are even though it's unusual and not
20 ideal. But, in the spirit of the whole North College Plan, which is to adapt city-wide standards to the
21 unique conditions and the difficulty of retrofitting. So, Steve, anything to add to that?

22 STEVE GILCHRIST: Just to chime in, too, there have been some improvements at Conifer and
23 Hickory with the turn lanes. We've separated those out. There used to be kind of a mixed use in between
24 the two intersections where the left turners kind of combined together. They've kind of separated those
25 out now with the widening of that, so there have been some improvements, but not the full extent of
26 what's really required.

27 COMMISSIONER SASS: Great, and I guess my intention with asking was not to put on blast
28 that we haven't done anything; my intention was that we are moving toward what we laid out in 2004, or
29 2006, with our North College Corridor Plan, and those are being addressed as the areas around the
30 identified areas such as the stormwater detention pond...this intersection has had improvements made to
31 it to identify those problems. That was my intention with asking that question, so thank you for clarifying
32 it. Like I said, I think some of the people that have been here for a long time...they've seen a lot of
33 change, and change is hard. And, we are still moving in the direction that was shown, so thanks for
34 clarifying that. I know you guys have worked hard on that North College area, so seeing it come to life is
35 fun.

36 CHAIR KATZ: Thanks, Adam. Is there a scenario that the detention pond is built,
37 constructed...if any development on these combined sites was stalled or didn't happen? It seems like the
38 region needs it, and the City owns land there. Is there a situation where that actually happens exclusive to
39 a development?

40 CLAY FRICKEY: Yeah, Chairman Katz, there is a scenario where that happens since the
41 regional detention facility is separate from any development project. You know, the issue is...is the case
42 in pretty much any other larger infrastructure project is just getting the funding set aside for those
43 projects. And we have some stormwater engineers on the line if I misspeak or if they want to clarify a
44 little bit further. But like our traffic system, Stormwater has to go through an exercise of prioritizing all

1 of their projects, and this is just one of many projects that is on Stormwater’s radar. And so, you know, it
2 has to reach a certain priority level before getting funding. The other thing that I would note in the past is
3 that the Urban Renewal Authority has funded a portion of the design of the regional detention facility, and
4 that’s another potential funding source for constructing the regional detention pond, and that would also,
5 too, happen independently of development of any of these sites. And so, with that, I see Matt Simpson
6 from the Stormwater Utility has come on camera, so I’ll let him speak a little bit further if you’d like.

7 CHAIR KATZ: Matt, whenever you’re ready; thanks for jumping on.

8 MATT SIMPSON: Thanks Clay, thanks Commission members, can you guys hear me okay?

9 CHAIR KATZ: Yes.

10 MATT SIMPSON: Great. Clay is generally correct. This area west of College, we call it the
11 North College Drainage Improvement District...it’s just a term we’ve given for the drainage west of
12 College north of the Poudre River. We’ve studied this about two times in the last twenty years. And then
13 the current plans are really in a capital projects program that are looking at the construction of
14 infrastructure from a stormwater perspective from the Poudre River north to three different independent
15 ponds that are in series of each other with pipes linking them. Up until the activity here north of Hickory,
16 the portions south of Hickory were identified kind of as a phase one, and then north of Hickory is phase
17 two. So, with funding, kind of looking at that order of development from the outfall of the Poudre River
18 north up...you know all the way up to the Hickory pond. This is kind of changing a little bit of priorities
19 on our end, and we’ve actually put into a budget offer for ‘25 and ‘26 the potential to look at bringing this
20 pond online sooner than that with some details of kind of how some infrastructure would work out. Does
21 that answer your question or would you like a little more detail or other clarifications?

22 CHAIR KATZ: That answers it, and it’s very helpful. Thank you so much for jumping on, Matt.

23 MATT SIMPSON: You’re welcome, let me know if you have any other questions.

24 CLARK MAPES: Can I ask Matt to perhaps chime in and clarify one aspect of this? My
25 perception, my understanding of this, is that this is kind of an opportunity for the developer of the
26 infrastructure to do an initial, not phase, but you know, to start to actually create a portion of this regional
27 detention pond. The City may still come in later and actually make it even deeper and do some more
28 work, but I was thinking, Matt, am I right, that there is the capital improvement planning based on what
29 was known before this opportunity came up, but is this an opportunity that’s kind of being captured by the
30 City with this stormwater feature?

31 MATT SIMPSON: Yes, Clark, you’re exactly correct. The infrastructure project would excavate
32 out a large portion of the future City Hickory pond, which is a huge advantage to the Stormwater Utility
33 that that earth work would be done by the developer; however, this is not going to be an ultimate
34 condition. The developer is going to leave this at an interim condition that is a significant improvement
35 to all in this area as far as storm drainage and flood protection; however, an ultimate City capital project is
36 still being formulated for this area. This detention basin will go through an outreach process to solicit
37 input from the community as far as what amenities the community will want in the ultimate pond as far as
38 passive, active recreation within the Hickory pond. Did I answer your question? I can go into more
39 detail, Clark, if you’d like.

40 CLARK MAPES: Thanks, no, that’s good for me.

1 CHAIR KATZ: Thank you both, I learned a lot. Imagine that, developer is putting in
2 infrastructure that benefits the City.

3 COMMISSIONER TED SHEPARD: Steve, will the future signalization of Suniga and College
4 take pressure off the Conifer intersection with College?

5 STEVE GILCHRIST: I don't have a full detailed analysis, but we do kind of project that. You
6 know, Suniga as it develops even further to the east of Lemay is projected to carry the larger bulk of the
7 traffic in this area as the major arterial east-west. So, we're hoping its going to take some of that pressure
8 off Conifer, which is a collector, and also off Vine, which is another minor arterial to the south. So, yeah,
9 we're projecting that, we just don't have any detailed analysis on it.

10 COMMISSIONER SHEPARD: And while you're there, can you tell me, will the roadway
11 classification for Hibdon Court change?

12 STEVE GILCHRIST: No, it's still just a local street. Mason is a collector and it will remain a
13 collector as well.

14 COMMISSIONER SHEPARD: And Hibdon and College is right in, right out?

15 STEVE GILCHRIST: I don't...

16 CLARK MAPES: I think there's a median.

17 STEVE GILCHRIST: I'd have to verify that.

18 COMMISSIONER SHEPARD: Would we ever expect that to be modified in any way do you
19 think?

20 STEVE GILCHRIST: So within the North College enhanced travel corridor, they are looking at
21 possible locations where pedestrian improvements might be needed, especially with the transit facilities
22 that are going to be across here. So, it's one that, yeah, there's possibilities of needing some
23 improvements, but I can't guarantee it's going to be at Hibdon. If you look at the Master Street Plan now,
24 Mason goes north of Hibdon and turns back out to College, so there's potential need there, it just hasn't
25 been fully determined yet within that plan.

26 COMMISSIONER SHEPARD: It's been a while since I've been on Hibdon. Will it need to be
27 upgraded at some point, perhaps with a future development project?

28 STEVE GILCHRIST: I would imagine it could remain a local street, and that's one, if there is
29 future development, we can look at the volumes and...especially, there's a proposed daycare, so to speak,
30 on the south side. If the north side develops, we can look at that as well.

31 COMMISSIONER SHEPARD: But it might need to have a widened sidewalk, or a bike lane, or
32 something like that? You'd look at all that?

33 STEVE GILCHRIST: If it remains a local, it would more than likely not require a bike lane.
34 Widened sidewalks, yes, adjacent frontage improvements, yes, we would look at that.

35 COMMISSIONER SHEPARD: Great, thank you.

36 CHAIR KATZ: Any other clarifying questions for staff or the other applicant? Great, at this time
37 we'll open it up for public comment. Again, let's focus on the infrastructure ODP. Who in the Chamber

1 would like to speak to the Commission this evening? Quick show of hands? We have one. Okay, come
2 on up. Please state your name and address for the record, and you will have three minutes, sir.

3 CHARLIE MESSERLIAN: Name is Charlie Messerlian, 700 North College. I've been there
4 selling trucks for the last thirty-five years, and I've built 65,000 feet of warehouse space on Hickory
5 Street. So, one question is, if these are local streets, Mason and Hibdon, and this homeless thing didn't go
6 through but they wanted to put up a...I'm trying to think ahead here...if they wanted to put, instead of
7 this homeless, they want to put up some kind of low-income high-density housing, would a local
8 classified street accommodate that? That's one question. Another question is, would this...is it going to
9 be required...before you consider this homeless thing, is it going to be required that Hibdon and Mason
10 and all the infrastructure, drainage and so forth, is that going to have to be approved and built, or...at
11 what level before you consider another proposal for the land?

12 CHAIR KATZ: And we'll let staff answer all these when you're done, so keep going.

13 CHARLIE MESSERLIAN: I had some other ones; I can't think of it. Okay now, if they build
14 this thing...this proposal seems kind of...it doesn't seem all that defined right now, but would you require
15 it to be defined to the extent that they could, instead of building this homeless thing which nobody wants,
16 and its going to have all kinds of legal and publicity type challenges, which I don't think
17 anybody...you're not going to ever overcome it. Are you going to require those improvements to be to
18 the level where you can put up some multi-family, low-income type housing, which I think everybody
19 would be behind that.

20 CHAIR KATZ: Yeah, staff...just keep going and they'll have an opportunity to answer all your
21 questions.

22 CHARLIE MESSERLIAN: I can't think of any more questions.

23 CHAIR KATZ: Okay...and a lot of that is zoning...

24 CHARLIE MESSERLIAN: ...more in the future, but I can't right now.

25 CHAIR KATZ: Well, I appreciate the questions. First, we're going to go online and see if there's
26 anyone else that wants to comment, and we'll let the applicant and staff answer you, so please stick
27 around. Real quick, anyone else in the Chamber like to address the Commission. Anyone online, Shar,
28 or via phone?

29 SHAR MANNO: We do not have any raised hands.

30 CHAIR KATZ: Okay, with that we will close public comment. We will turn it over to...I think
31 normally we would go to the applicant first, but I think this one might be more staff appropriate, so if
32 Clark or Clay would like to respond to Charlie's questions.

33 CLAY FRICKEY: Just real quick, I did see a hand come up online.

34 CHAIR KATZ: They still there, Shar?

35 SHAR MANNO: Yes, it is Dave, and if he gives me one moment, I will allow him to talk.
36 Alright, he should be all set.

37 CHAIR KATZ: Alright, Dave, three minutes, please state your name and address for the record.

38 DAVID GARNER: Hello, my name is David Garner, 1505 North College. Can you hear me?

1 CHAIR KATZ: Yep, go ahead, sir.

2 DAVID GARNER: I just have a quick question regarding the parcels and the dotted lines. It
3 appears that in certain site plans the red line goes on the south side of Hibdon Court, and then there's a
4 few site plans where the dotted line extends past to where parcel three goes north of Hibdon Court. And,
5 specifically, if that does go north and the site plans extend...I'm curious about the pedestrian access point
6 on the north side of Hibdon Court, which was not identified in Carol's [sic] blue circles for access for
7 pedestrians.

8 CHAIR KATZ: We'll have staff and the applicant address all questions. Do you have anything
9 else, Dave?

10 DAVID GARNER: No, that's it, thank you.

11 CHAIR KATZ: Thank you for your time, appreciate you chiming in. Clark, do you want to
12 address the few questions that we've heard, first?

13 CLARK MAPES: Sure. First, I'm going to start on the question of whether this infrastructure
14 could serve another use, such as multi-family housing. And, based on the reading of the traffic study that
15 I mentioned, where the traffic generated by the assumptions so far has little to no effect on the other
16 streets. So, it would be speculation, but Steve, the Traffic Engineer, do you think that this infrastructure
17 could serve other uses such as multi-family housing?

18 STEVE GILCHRIST: Yes, let me first clarify to the gentleman, Mason is actually a collector
19 street, so it's a higher classification street. Hibdon is the local street which connects out to College.
20 Based on, you know, the anticipated trips with what they're proposing, this is more than going to function
21 well, but it also does provide with the collector street, it will provide the infrastructure for something
22 different. And that's one of the things with, depending on if the Rescue Mission doesn't come in, we'll
23 evaluate that again to make sure that whatever they've built is consistent with what's required.

24 CLARK MAPES: Right, and then the site plan lines. On ODPs, those lines are drawn on a
25 computer and they're...they look pretty specific, and if any of the different drawings show them a little
26 bit differently, I would suggest that anyone can just imagine that those lines are drawn with a marker, and
27 that they're drawn as like bubbles around the parcels. I've got...I could show you what I mean I think. I
28 don't know what's going on here...let me just skip down to the bottom of the presentation, just to show
29 you what I mean. I don't have the image that I was thinking of.

30 CHAIR KATZ: Clark, is it fair to say that what you're trying to get at is that they're very
31 conceptual because they're not firm lines, and they're more...

32 CLARK MAPES: Yeah, but...yes, sorry...but regarding the specific question of getting to the
33 north side of Hibdon, that is a different parcel that is not part of this ODP. The property owners that own
34 the land that is involved in this ODP don't own land that extends across to the north side of Hibdon, and
35 if one of the lines crosses over and it seems to raise a question of whether this ODP says anything about
36 the land uses on the north side of Hibdon, that answer would be no.

37 CHAIR KATZ: Thank you, Clark. Does the Ripley team want to add anything to address the
38 public's questions?

39 STEVE GILCHRIST: Can I chime in really quick?

40 CHAIR KATZ: Go ahead, Steve.

1 STEVE GILCHRIST: Regarding the pedestrian access...one of the things we did require with
2 this ODP is we were sure to include sidewalks along the south side of Hibdon that connect from Mason
3 out to College Avenue, that was one of the critical pieces.

4 CHAIR KATZ: Thank you, that is an important detail. I appreciate you sharing that, Steve.
5 Klara?

6 KLARA ROSSOUW: Really quickly, wanted to just add, I know we had an earlier question
7 about future development if it were, you know, not to be a shelter and something else came in. I think
8 whatever that use is would be subject to what is allowed within the zoning district, and I believe there are
9 some multi-family uses that are allowed. I think a permanent supportive housing type of situation was
10 also mentioned...we would have to go back and see if that's an allowable use, but if it were an allowable
11 use, that could certainly be something that could happen in the future. And then there was another
12 question about...and what we would refer to as adequate public facilities...any project that developed on
13 any of those parcels would have to ensure that they're meeting those standards. So, hopefully that clears
14 that question up.

15 CHAIR KATZ: Thank you, and just to note to both the members of the public, that when there is
16 a project development plan, that will be scrutinized for adequate infrastructure, circulation, both, you
17 know, pedestrians and vehicular, as well as, if it's something different, probably a new traffic impact
18 study that would be reviewed by City traffic engineers. Any other follow-up clarifying questions to staff
19 or the applicant before we jump to a deliberation? Okay, with that I'll close the input to the applicant.
20 Who would like to start us off on deliberation? Thank you, Ted.

21 COMMISSIONER SHEPARD: There's a lot of value in doing overall development plans. It's a
22 precursor, it's a big high-level view of some of the constraints, it's a very valuable planning exercise, it's
23 good strategic thinking, it's looking ahead and identifies the issues. And, I appreciate the folks that have
24 come down to speak to us about the future potential land use. Klara said it well, there's energy in the
25 room, and we're not naïve, we know what's being proposed somewhere down the line perhaps, but the
26 first step is an overall development plan that captures all of the issues related to land development, which
27 certainly needs to be addressed no matter what the potential land use is. So, I appreciate the application
28 and the staff analysis. And stormwater jumping in, thank you, and to Steve, thank you for your input as
29 well.

30 CHAIR KATZ: Yeah, I'll echo Ted; I'm going to support the ODP. You know, if and when this
31 does come as the proposed homeless shelter, remember guys, there's a lot of development standards that
32 we're not addressing with this that that application is going to have to overcome, and I would certainly
33 encourage you to come back, please address us, you know, bring all your neighbors and friends with your
34 concerns, because public input is so important here. And thank you for being restrained, because it could
35 get emotional. But, we do have to review what is in front of us, and that's the ODP today.

36 COMMISSIONER YORK: I like the ODP plan here because it does do the things that are
37 required from the stormwater...sorry, it took me a minute to get back to stormwater...to the stormwater
38 retention, and the plan that was in place there. I know that North College has had a problem with that for
39 a long time, and if this is what catalyzes getting more of that infrastructure in place and getting utilities in
40 place where they are protected so that it saves the City money in the future regardless of what happens
41 later on the private parcels, I think this is a great way to move about it, so I'll be supporting getting that
42 work done.

43 CHAIR KATZ: Thanks, York. Anyone else, or do we want to hear a motion?

1 COMMISSIONER SASS: I'll echo what Ted said a little bit, that the ODP is...identifies the
2 challenges, it does, and it brings it to light and lets the designers identify some of those problems and
3 making their design fun while it's within the confines of the Land Use Code. It's important to identify
4 the challenges so that you can overcome them. And when whatever plan gets presented following this,
5 the groundwork is there, and they've got to meet the Land Use Code. So, I'll be supporting this for the
6 reasons I mentioned before with the Urban Renewal and the North College Corridor Plan and furthering
7 pushing those forward, moving North College forward, this is helping do that.

8 VICE CHAIR STACKHOUSE: And I'll add too, I do support this. I appreciate everyone
9 sticking with us...we're taking a look at a narrow issue, not a future issue, so thank you for your
10 understanding on that. We talked extensively at the workshop of how important it was to keep this very
11 narrow in scope. So, within the scope of what's being proposed, I support it as well.

12 CHAIR KATZ: Anybody want to take a shot at a motion? Thank you, Adam.

13 COMMISSIONER SASS: I move that the City of Fort Collins Planning and Zoning Commission
14 approve the Mason Street Infrastructure Overall Development Plan ODP230001. The Commission finds
15 that the overall development plan complies with all applicable Land Use Code standards. This decision is
16 based on the agenda materials, the information and materials presented during the work session and this
17 hearing, and the Commission discussion on this item. Further, the Commission hereby adopts the
18 information, analysis, findings of fact, and conclusions regarding the overall development plan contained
19 in the staff report included in the agenda materials for this item.

20 CHAIR KATZ: Thank you, Adam. Do we have a second?

21 COMMISSIONER YORK: Second.

22 CHAIR KATZ: Roll call please?

23 SHAR MANNO: Sass?

24 COMMISSIONER SASS: Yes.

25 SHAR MANNO: Shepard?

26 COMMISSIONER SHEPARD: Yes.

27 SHAR MANNO: Stackhouse?

28 VICE CHAIR STACKHOUSE: Yes.

29 SHAR MANNO: Stegner? Oops, sorry, York?

30 COMMISSIONER YORK: Yes.

31 SHAR MANNO: And, Katz?

32 CHAIR KATZ: Yes. And with that, the Mason Street Infrastructure Overall Development Plan
33 ODP has been approved.

Link to Video

**Planning & Zoning Commission
February 15, 2024**

<https://youtu.be/sK5D662U0Oc>

Applicant Appeal Presentation Materials

Subject to Review for New Evidence and Council Acceptance

Received March 13, 2024

Brownstein

REC'D BY CITY CLERK
MAR13'24PM1:06

March 12, 2024

Brownstein Hyatt Farber Schreck, LLP

303.223.1100 main
675 Fifteenth Street, Suite 2900
Denver, Colorado 80202

REC'D BY CITY CLERK
MAR13'24PM1:06

Claire N. Havelda
Attorney at Law
303.223.1194 direct
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To: Fort Collins City Clerk
City Hall West
300 Laporte Ave
Fort Collins, CO 80521

Brad Yatabe
Senior Assistant City Attorney
City Hall West
300 Laporte Ave
Fort Collins, CO 80521

Re: 1311 N. College, LLC/Applicant's Response and Request for Dismissal with Prejudice of Charles Meserlian/Appellant's February 27, 2024, appeal of the February 15, 2024, Planning and Zoning Commission approval of the Applicant's Mason Street Overall Development Plan.

Background & Legal Framework.

On February 27, 2024, Appellant appealed the February 15, 2024, Planning and Zoning Commission Approval of the Applicant's Overall Development Plan. Appellant's sole intent in filing the appeal was to stop the subsequent development of the Rescue Mission from building a Shelter at the location.

An Overall Development Plan ("ODP") is utilized pursuant to Fort Collins' Land Use Code ("LUC") Section 2.1.3 to "establish general planning and development control parameters for projects that will be developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals." Critically, the approval of an ODP does not establish any vested rights to develop the property in accordance with the plan. The Applicant submitted its final Overall Development Plan ("ODP") application to the City and the Planning and Zoning Commission ("P&Z") unanimously approved it on February 15, 2024.¹

The Applicant's ODP submission was solely comprised of information regarding infrastructure for the project (the "Project"); no future uses were identified or designated for P&Z's consideration. While it is generally understood that a specific development plan that may include the Fort Collins Rescue Mission Shelter Development (the "Shelter") is likely to be proposed at a later time, such a submittal was not

¹ LUC Section 2.1.3(B)-(C).

March 12, 2024

Page 2

before P&Z on February 15, 2024. Rather, if and when the Shelter comes before P&Z, it will be in the form of a request for a Final Plat approval, not an infrastructure ODP.

Additionally, City Staff communicated to the P&Z Commission that separate from any future Shelter development, the approval of the Applicant’s ODP had significant positive benefits for the City’s future stormwater master plans for the community as a whole along the North Mason Corridor; plans that have been decades in the making. City Staff made it clear, and the Commissions acknowledged, that whether the Shelter was ultimately approved at a later date or not, was not before P&Z at the February 15, 2024 Hearing.

Appellant’s true purpose in filing this appeal is his opposition to the Shelter. P&Z clearly defined the narrow scope of its review during the February 15, 2024 Planning and Zoning Commission Hearing (“P&Z Hearing”); which was review of the Applicant’s ODP’s compliance with the Fort Collins Municipal Code and Land Use Codes. On several occasions, P&Z and City Staff clarified that the appropriate time to raise concerns or objections to the development of the proposed Shelter project was when those specific development plans came before P&Z.

“Meserlian . . . outspoken critic of the Fort Collins Rescue Mission’s proposed shelter, said the appeal is intended to stop the Rescue Mission from building on North College Avenue.” *The Coloradoan*, February 28, 2024. ²

Despite this, the Appellant blatantly chose to abuse the City’s appellate process by bringing this appeal on the pretense of P&Z’s failure to properly interpret certain provisions of the Fort Collins Municipal Code and LUC. **The Applicant is literally quoted in the local Fort Collins’ paper as stating that the appeal is “intended to stop the Rescue Mission from building on North College Avenue.”** This is an abuse of process and should be treated as such. The Applicant requests that City Council deny the Appellant’s request to be heard on the appeal before the City Council as it was brought on grounds not recognized in the Fort Collins’ Municipal Code, and thus City Council has no legal basis for its review. To entertain such blatant misuse of the appellate process is to encourage and condone such action in the future. To allow this appeal to go forward violates the Applicant’s due process and equal protection rights by allowing the Appellant a special mechanism for appeal not adopted in any governing City Code and not afforded to any other party.

In the alternative, the Applicant requests that City Council uphold P&Z’s approval of the ODP without any form of remand for the reasons discussed below.

Approval of the ODP.

The Applicant met the seven criteria in the LUC for approval of its ODP. As none of the criteria of LUC Section 2.3.2(H)(1)-(7) are challenged in the Appellant’s Notice of Appeal, the approval should be

² See attached Exhibit A.

March 12, 2024
Page 3

upheld. It is imperative to note that LUC Section 2.3.2(H)(6) states that “the ODP shall be consistent with the appropriate Drainage Basin Master Plan.” The only evidence in the record, provided in the Staff Report, in Staff’s presentation to P&Z, in the Applicant’s ODP submission materials (which included extensive documentation regarding drainage and utility plans) and by the Applicant during their presentation, was that the stormwater requirements for the Project (the infrastructure plan), were sufficiently met; thus, consistent with the Dry Creek Master Plan.³

Upholding the ODP Approval.

The Appellant’s reliance on LUC Section 3.3.2(D) as grounds for an appeal of the ODP is misplaced. LUC Article 3 governs general development standards. Section 3.3.2(A) articulates what an applicant must submit to the City Engineer before a “final plat” can be approved. An ODP, by definition, is not the same as a Final Plat; rather it is a precursor to a Final Plat which has its own review procedure. To prove this point, one has only to remember that an ODP provides the Applicant with no vested rights to develop a project, unlike a Final Plat.

Appellant’s reliance on LUC Section 3.3.2(D) is also erroneous. Section 3.3.2(D) governs “Required Improvements Prior to the Issuance of a Building Permit.” The Applicant was not seeking approval to build a regional stormwater detention pond; rather, that will be a request made by the City at a later date when it seeks approval for the phased North Mason Corridor Plan improvements. To interpret the LUC Section 3.3.2 as Appellant suggests, requires City Council to read it as directly conflicting with LUC Section 2.1.3 which states that an ODP establishes parameters for projects while allowing sufficient flexibility to permit detailed planning in subsequent submittals.⁴ Appellant’s interpretation of the Code negates the entire purpose of an ODP, which is simply to define the parameters of later inter-related final plan submittals. To be clear, the City’s North Mason Corridor Plan, while benefiting from the ODP, is not even part of the ODP.

The Appellant’s arguments inappropriately conflate the discreet limited detention pond improvements related to the ODP and the City’s future North Mason Corridor Plan regional detention pond approvals. It is the North Mason Corridor Infrastructure Plans that will need to show conformance with the Dry Creek Master Plan and Stormwater Quality and Stream Restoration for expansion of the detention pond to a regional detention pond. To deny the Applicant’s ODP on the basis that the City has not shown conformance with future regional stormwater drainage master plans for a separate project defies logic.

³ It should also not be lost on City Council that Appellant was at the Hearing and asked questions and made comment. He did not raise this issue at the time of the hearing; lending further credence to the fact that this appeal was brought for reasons other than concerns over stormwater master plan conformance.

⁴ *R.W. v. People In Interest of E.W.*, 523 P.3d 422, 425 (2022)(When interpretation a statute (or Municipal Code) the Court’s primary aim is to effectuate the legislative intent. A reviewing court looks first to the plain language of the statute and then evaluates the entire statutory scheme in order to give “consistent, harmonious and sensible effect to all of its parts.”).

March 12, 2024

Page 4

When the City seeks approval for its large scale phased improvements related to the North Mason Corridor Plan, (street, utility and stormwater drainage plans), then P&Z and City Council’s review of the City’s compliance with the Dry Creek Master Plan for the regional detention pond will be appropriate. Until then, denying the Applicant’s discreet infrastructure Project, or conditioning such plans on the development of the City’s regional stormwater engineering plans (as the Applicant suggests) is improper. To do so would be a violation of Colorado Revised Statute Section 29-20-203 (2023) – Conditions on land-use approvals – which prohibits local governments from requiring private property owners to provide services (i.e. – design the City’s comprehensive stormwater engineering plans for the North Mason Corridor Plan regional detention pond) unless there is an essential nexus between the requirement and the project, and the request was roughly proportional in nature and extent to the impact proposed. Here, the impact proposed is a discreet infrastructure project supported by a moderate expansion of the detention pond, not a City-wide stormwater overhaul. The expansion of the detention pond as proposed by the Applicant is sufficient to support the Project and in conformance with the Dry Creek Basin Stormwater Master Plan. That the City refers to the detention pond as an “interim” design for their final buildout that would make the detention pond suitable for regional use is beyond the scope of the ODP review.

Appellant’s interpretation reads conflict into the Code and LUC where none currently exists; it is nonsensical and should be dismissed as such.


Conformance with the Dry Creek Basin Stormwater Master Plan.

Without waiving the arguments above, Applicant would also state that the materials presented at the P&Z Hearing show conformance with the Dry Creek Basin Stormwater Master Plan as articulated in Exhibit B attached hereto.

Conclusion.

The Applicant respectfully requests that the Appellant’s appeal be summarily dismissed without hearing as it was brought without basis in the City or Land Use Code and solely for inappropriate purposes as admitted by the Appellant in the local paper. In the alternative, the Applicant requests that City Council upholds the P&Z approval of the Project.

Respectfully Submitted,



Claire N. Havelda

Coloradoan.

EXHIBIT A

NEWS

This appeal could delay the proposed 24/7 shelter on North College in Fort Collins



Pat Ferrier

Fort Collins Coloradoan

Published 1:30 p.m. MT Feb. 28, 2024 | Updated 2:38 p.m. MT Feb. 28, 2024

A north Fort Collins business owner has challenged the city planning commission's approval of a complex stormwater drainage plan on North College Avenue in an effort to stop or stall a proposed shelter for up to 200 unhoused men.

On Tuesday, Charles Meserlian, owner of Fort Collins Truck Sales, 700 N. College Ave., filed an appeal of the commission's Feb. 15 approval of the Mason Street infrastructure overall development plan including a regional detention pond on the west side of North College Ave. Meserlian says it violates the city's 2002 stormwater master plan.

Coloradoan.

date had been scheduled.

Meserlian, a member of the North Fort Collins Business Association and outspoken critic of Fort Collins Rescue Mission's proposed shelter, said the appeal is intended to stop the Rescue Mission from building on North College Avenue.

The west side detention pond is needed with or without the proposed shelter, but the shelter can't move forward without it, city planner Clark Mapes told business association members Wednesday. That's why approval of the infrastructure plan has preceded the shelter's development plan. Before Fort Collins Rescue Mission fully invests in development, it needs to know the infrastructure will be constructed, he said.

According to plans, the detention pond would be an interim pond dug to a depth required for that parcel. The city would later expand the detention pond as part of its capital improvement projects when it has the money to do so, Mapes said.

The Mason Street infrastructure final development plan is tentatively scheduled to be heard by a city hearing officer in May, Mapes said.

Drainage issues on North College Avenue have been a concern for decades and are the primary reason the west side has been slower to redevelop than the east. Investment on the east side of North College Avenue took off after the Northeast College Corridor Outfall opened, taking hundreds of acres of land out of the flood plain and making it ripe for new development.

Stormwater facilities along College Avenue are full, so the west side needs an outfall for water to drain into. Part of that is also figuring out regional detention that minimizes impacts on individual properties that might redevelop.

Pat Stryker's Bohemian Foundation is donating the land to Fort Collins Rescue Mission, reducing the time and money it will take to get the facility up and running.

That parcel is adjacent to city-owned land, and a land swap between the two entities is in the works to allow for a larger shelter and facilitate the on-site drainage area. City Council is expected to give final approval to the land swap next week.

Coloradoan.

guarantee to the upstream property owners, stakeholders, that a regional benefit could be satisfied."

During city staff's presentation of the Mason Street infrastructure overall development plan to the Planning and Zoning Commission, "it was stated there is plenty of space for the ultimate regional detention pond. It is believed that this is grossly misleading since there is no evidence or analysis ... that the ultimate regional pond is feasible with the proposed ODP improvements," the appeal states.

Previous coverage: Neighbors want more answers about planned 24/7 homeless shelter in north Fort Collins

It is unclear what impact Meserlian's appeal will have on the mission's Planning and Zoning Commission hearing expected to take place in June.

Fort Collins Rescue Mission continues to work on fundraising and community outreach for the 40,000-square-foot project that will more than double year-round space for men experiencing homelessness. Senior Director Seth Forwood said the Rescue Mission has secured \$20 million of the \$27 million needed to build the shelter.

The proposed building has two wings around a vestibule and entry, an industrial feel with corrugated metal and a slanted roof. The southern wing will be for day use with a cafeteria, administrative offices and designated area for volunteers. The northern wing will have a second story and house the overnight shelter. The outdoor area on the west side of the building will be surrounded by a secure, 6-foot-tall fence.

The site, one of two recommended by the city's Homelessness Advisory Committee in 2021, is close to other services for unhoused people including the Murphy Center for Hope, Food Bank for Larimer County, Catholic Charities and others.

Coloradoan.

Note: Article Copy with Photographs Included

NEWS

This appeal could delay the proposed 24/7 shelter on North College in Fort Collins



Pat Ferrier
Fort Collins Coloradoan

Published 1:30 p.m. MT Feb. 28, 2024 | Updated 2:38 p.m. MT Feb. 28, 2024

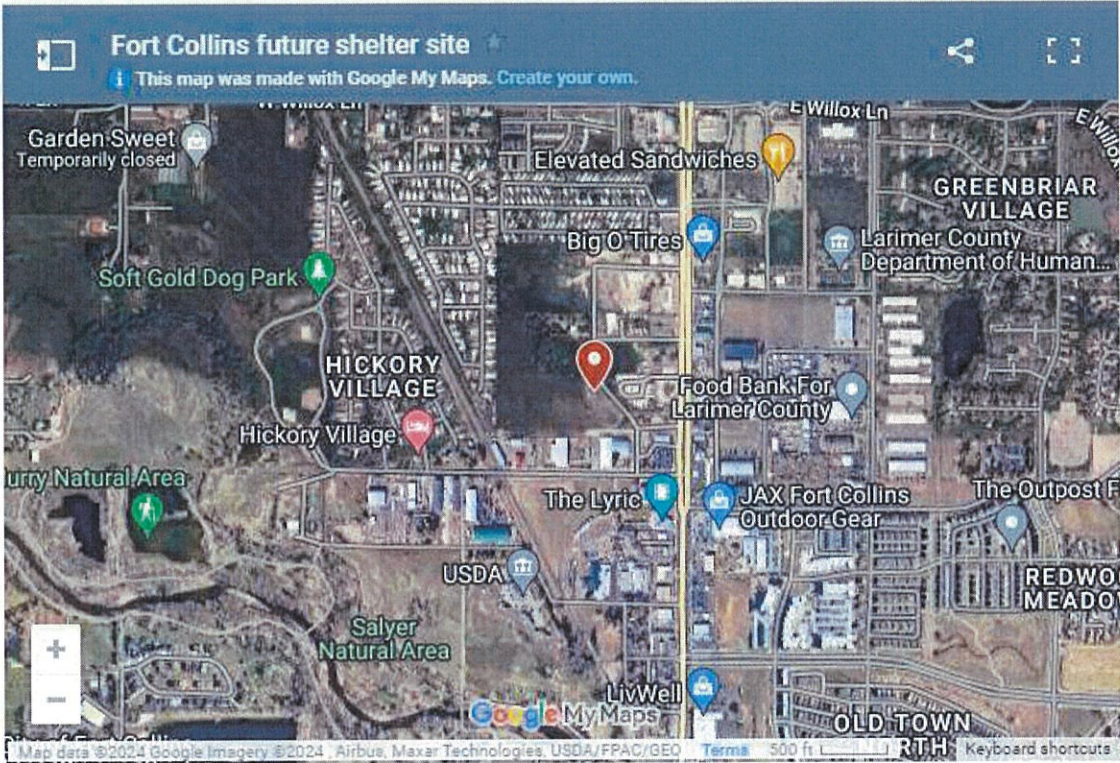


North Fort Collins community gathers to discuss new Fort Collins Rescue Mission shelter

Organizers aimed to bring together stakeholders and local leaders to get more answers and share their opinions about the proposed 24/7 shelter.

A north Fort Collins business owner has challenged the city planning commission's approval of a complex stormwater drainage plan on North College Avenue in an effort to stop or stall a proposed shelter for up to 200 unhoused men.

On Tuesday, Charles Meserlian, owner of Fort Collins Truck Sales, 700 N. College Ave., filed an appeal of the commission's Feb. 15 approval of the Mason Street infrastructure overall development plan including a regional detention pond on the west side of North College Avenue. Meserlian says it violates the city's 2002 stormwater master plan.



It is called the Mason Street plan because Mason Street would extend through the site.

The appeal will be heard by Fort Collins City Council. As of Wednesday morning, no hearing date had been scheduled.

Meserlian, a member of the North Fort Collins Business Association and outspoken critic of Fort Collins Rescue Mission's proposed shelter, said the appeal is intended to stop the Rescue Mission from building on North College Avenue.



Charles Meserian adjusts an earpiece before the start of a meeting organized by Hickory Village mobile home residents to discuss Fort Collins Rescue Mission's plans to build a 24/7 shelter for men experiencing homelessness on Dec. 11, 2023, at the Northside Aztlan Community Center in Fort Collins. Organizers, who presented the meeting in Spanish, aimed to bring together stakeholders and local leaders to get more answers and share their opinions about the project. *Tanya B. Fabian / For The Coloradoan*

The west side detention pond is needed with or without the proposed shelter, but the shelter can't move forward without it, city planner Clark Mapes told business association members Wednesday. That's why approval of the infrastructure plan has preceded the shelter's development plan. Before Fort Collins Rescue Mission fully invests in development, it needs to know the infrastructure will be constructed, he said.

According to plans, the detention pond would be an interim pond dug to a depth required for that parcel. The city would later expand the detention pond as part of its capital improvement projects when it has the money to do so, Mapes said.

The Mason Street infrastructure final development plan is tentatively scheduled to be heard by a city hearing officer in May, Mapes said.

Drainage issues on North College Avenue have been a concern for decades and are the primary reason the west side has been slower to redevelop than the east. Investment on the east side of North College Avenue took off after the Northeast College Corridor Outfall opened, taking hundreds of acres of land out of the flood plain and making it ripe for new development.

Stormwater facilities along College Avenue are full, so the west side needs an outfall for water to drain into. Part of that is also figuring out regional detention that minimizes impacts on individual properties that might redevelop.

Pat Stryker's Bohemian Foundation is donating the land to Fort Collins Rescue Mission, reducing the time and money it will take to get the facility up and running.



POP NE VIEW



Rendering of proposed 24/7 shelter at 1311 N. College Ave., Fort Collins, for men experiencing homelessness City Of Fort Collins Planning Documents

That parcel is adjacent to city-owned land, and a land swap between the two entities is in the works to allow for a larger shelter and facilitate the on-site drainage area. City Council is expected to give final approval to the land swap next week.

According to Meserlian's appeal, the overall development plan should be considered incomplete because "there is no evidence provided that the ultimate regional pond is achievable. It is necessary to provide this analysis and evidence at the ODP level to ensure a guarantee to the upstream property owners, stakeholders, that a regional benefit could be satisfied."

EXHIBIT B

Applicable LUC Criteria

LUC 2.3.2(H)(6) – Overall Development Plan Review Procedures

“The overall development plan shall be consistent with the appropriate Drainage Basin Master Plan”

Master Plan Criteria

The North Mason Street ODP is located within the Dry Creek Master Drainage Basin. All properties within this basin shall provide detention sufficient to allow a release rate of no more than 0.2 cfs/acre.

Mason ODP Compliance

The ODP Drainage Report states in Section II.A.2 that the allowable release rate from the site is 0.2 cfs/acre, while Section II.C.1 also states the same. Both statements show that future projects within the ODP will conform with the Dry Creek Master Drainage Plan.

Other Adopted Plans

The City has not made the *Stormwater Quality and Stream Restoration Update to the Dry Creek Basin Stormwater Master Drainage Plan*, prepared by Ayres Associates, dated October 2012, publicly available. As such, a requirement of strict conformance therewith is a violation of the Applicant’s due process rights under the ODP framework. The City itself is having trouble locating this document, but City staff have indicated they will provide this to the Applicant on Friday 3/8/24. Should the City request further analysis regarding compliance with that plan it will be forthcoming.

COUNCIL HEARING

Re: Applicant's Response to appeal of February 15th, 2024, Planning and Zoning Commission approval of the Mason Street Overall Development Plan

May 7, 2024



Background

- Mason Street Overall Development Plan was unanimously approved by the Planning and Zoning Commission on February 15th
- Appellant filed appeal February 27th

Grounds for Appeal

“Meserlian... outspoken critic of the Fort Collins Rescue Mission’s proposed shelter, said the appeal is intended to stop the Rescue Mission from building on North College Avenue”

- The Coloradoan, February 28, 2024.

Appellant's Fundamental Misunderstanding of the Land Use Code & City Code

The Appellants written arguments on appeal are premised on a fundamental misunderstanding of the Land Use Code.

- LUC 3.3.2(d)(5) – Stormwater Drainage.
 - *Not Applicable to ODP's.*
- City Code Section 26-543(a)(4) – Master Drainage Plan: Dry Creek Basin.
 - *Appellant Misinterprets Application.*
- City Code Section 26-543(a) – Conformity with master plan of the stormwater facilities.
 - *Appellant Misinterprets Application.*

ODP Compliance: What is an Overall Development Plan?

LUC 2.1.3 (B)(1) Purpose and Effect

*The purpose of the overall development plan is to **establish general planning and development control parameters** for projects that will be developed in phases with multiple submittals **while allowing sufficient flexibility to permit detailed planning in subsequent submittals.** Approval of an overall development plan does not establish any vested right to develop property in accordance with the plan.*



Proposed ODP

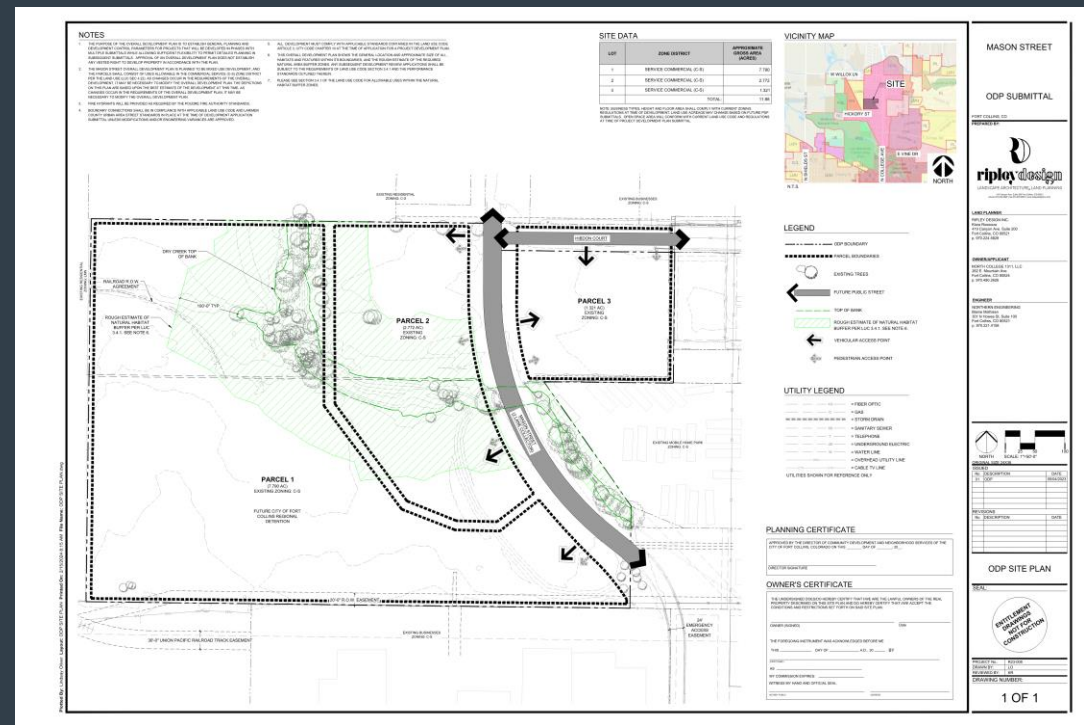
- The Mason Street ODP comprises solely of information regarding the infrastructure for the project, not any subsequent development.
- No uses are identified within the Mason Street ODP
- Fort Collins Rescue Mission is NOT part of the Overall Development Plan Application



Approval of the ODP

LUC 2.3.2(H) An overall development plan shall comply with the following criteria:

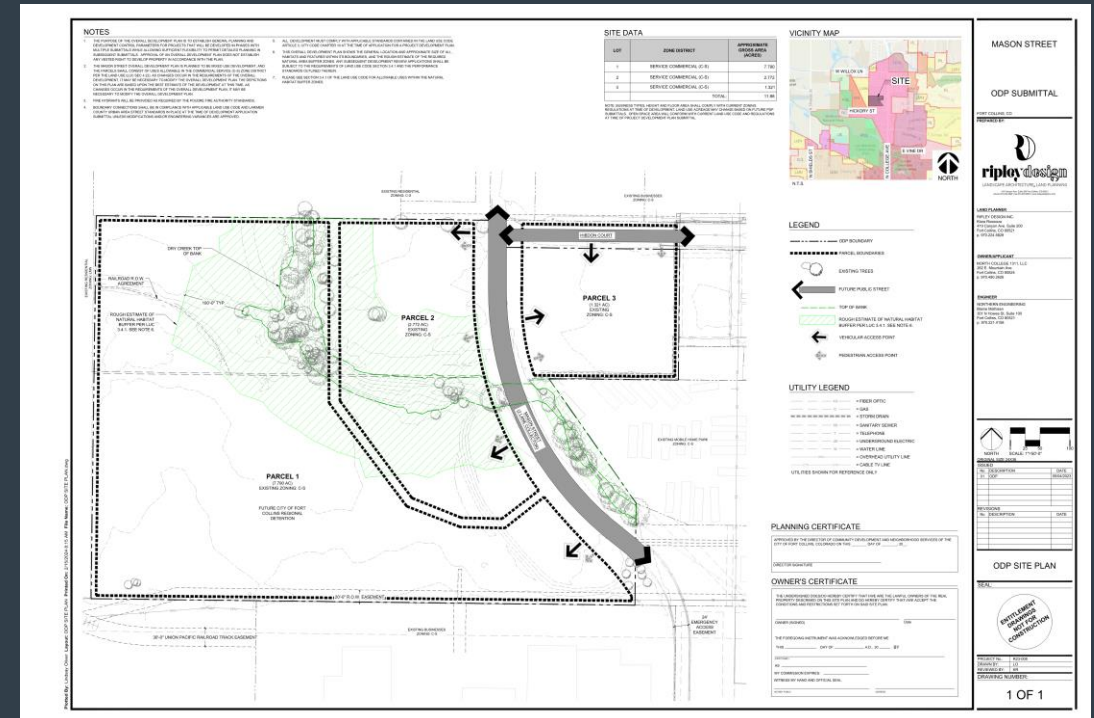
- (1) Shall be consistent with the permitted uses and applicable zoning district standards in Article 4 and general standards of Article 3.
- (2) Shall be consistent with the required density range for residential uses for the applicable zoning district.
- (3) Shall conform to the Master Streets Plan.
- (4) Shall provide transportation connections to adjoining properties to ensure connectivity.
- (5) Delineate natural features and proposed rough estimate of buffer area.
- (6) Shall be consistent with appropriate Drainage Basin Master Plan.
- (7) Standards related to housing density and mix of uses shall apply the entire overall development plan.



Approval of the ODP

LUC 2.3.2(H) An overall development plan shall comply with the following criteria:

- (1) Shall be consistent with the permitted uses and applicable zoning district standards in Article 4 and general standards of Article 3.
- (2) Shall be consistent with the required density range for residential uses for the applicable zoning district.
- (3) Shall conform to the Master Streets Plan.
- (4) Shall provide transportation connections to adjoining properties to ensure connectivity.
- (5) Delineate natural features and proposed rough estimate of buffer area.
- (6) Shall be consistent with appropriate Drainage Basin Master Plan.**
- (7) Standards related to housing density and mix of uses shall apply the entire overall development plan.



Focus on Criteria 2.3.2(H)(6)

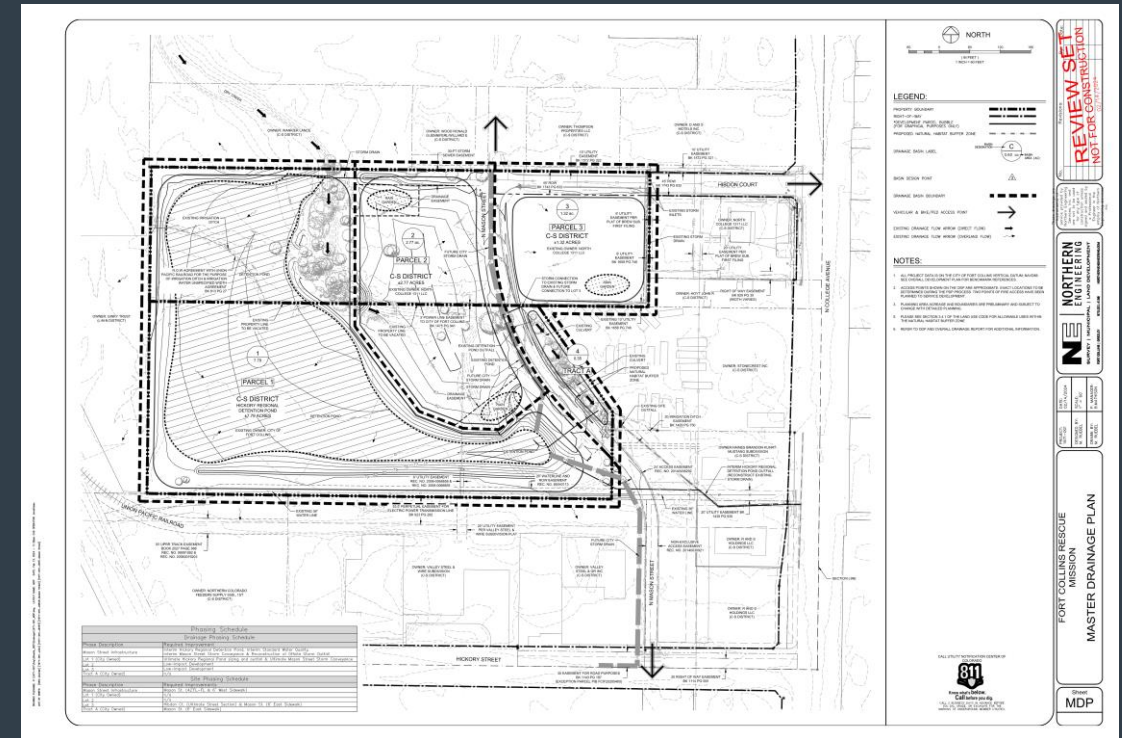
- The Mason Street ODP demonstrates that the project has the ability to provide facilities specified with the Drainage Master Plan.
- ODP does not require full build out of future infrastructure projects to support a finding of “consistency” with Drainage Master Plans.
- LUC 2.3.2(H)(6) requires simply that the level of design is consistent with the Drainage Master Plan for the specific project has submitted.
- All the evidence in the record shows that the project plan is in conformance with the Drainage Basin Master Plan.

Appeal Response: Stormwater Drainage

- None of the seven (7) ODP approval criteria are listed in the appellants response.
- ODP Submission materials showed documentation regarding drainage and utility plans for the infrastructure plan, and thus complies with the Dry Creek Master Drainage Plan.

Appeal Response: Drainage Basin Master Plan Conformance

- Dry Creek Master Plan
- ODP shows that all properties shall provide detention sufficient to allow a release rate of no more than 0.2 cfs/acre (rate provided by the CoFC)
- Drainage report shows compliance (Section II.A.2 and Section II.C.1)
- The ODP identifies and accommodates:
 - Provides area for the future Hickory Regional Detention Area
 - Future corridors for the future inflow and outfall pipes from the ultimate Hickory Pond



Appeal Response: LUC Section 3.3.2(D) Not Applicable

- Section 3.3.2(D) governs what must be submitted to the City Engineer before building permits can be issued.
- The Mason Street ODP application is not a request for a Building Permit.
- Applicable criteria for an ODP in LUC Section 2.3.2(H) have been satisfied.





Conclusion

We ask that you either dismiss this appeal for failure to conform with Municipal Code Requirements of Section 2-48 or uphold the PC decision based on the evidence in the record before you that the ODP met the criteria of LUC Section 2.3.2.H(1)-(7).

Thank You



Mason Street Infrastructure Overall Development Plan (ODP) Appeal

Paul Sizemore, Community
Development & Neighborhood
Director



Item 17.

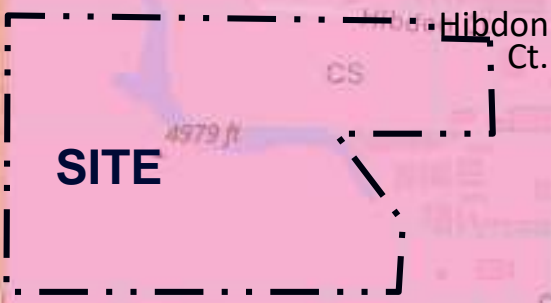
Willox Ln.

MH Zone

CS Zone

N. College

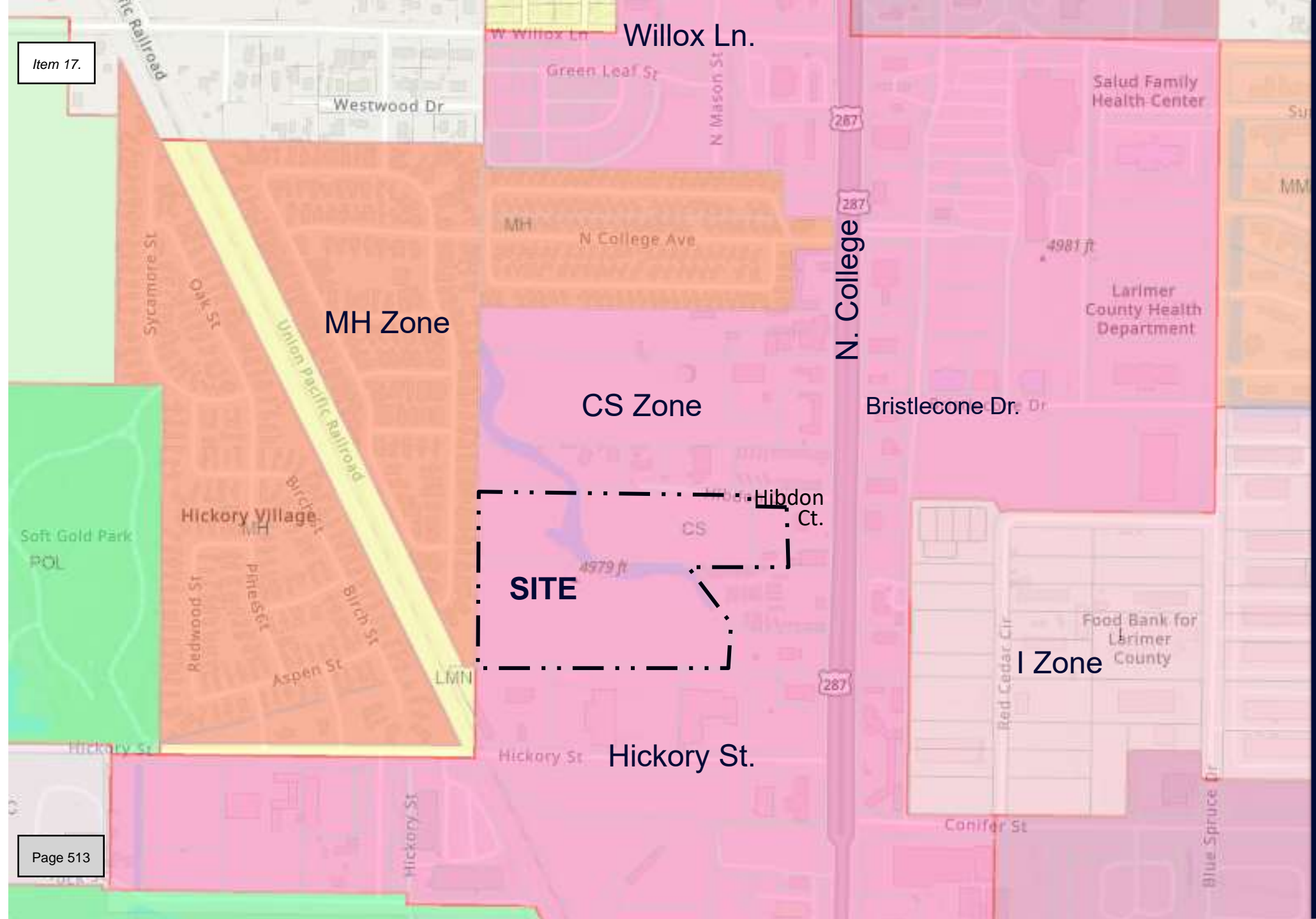
Zoning



SITE

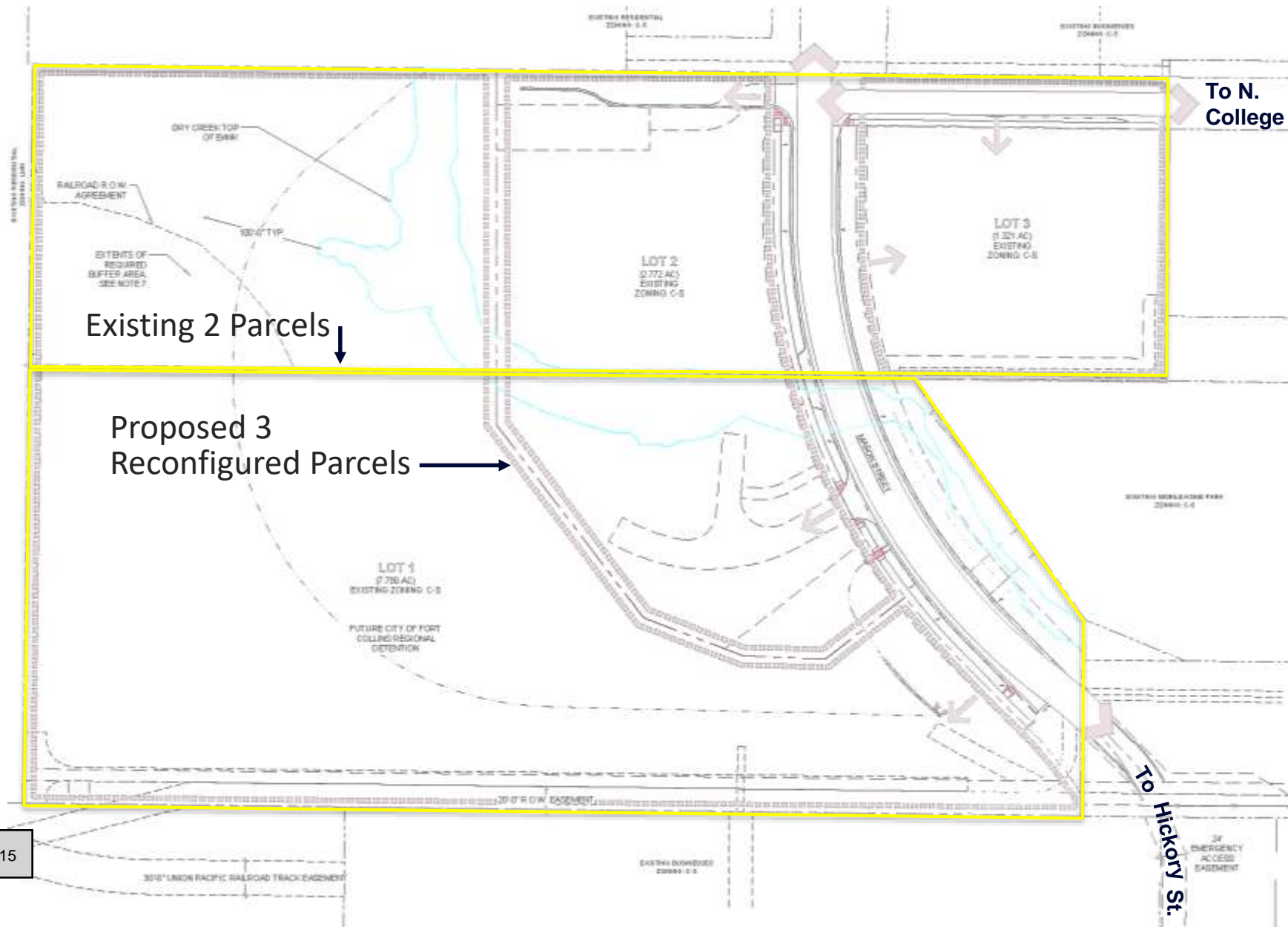
Hickory St.

I Zone



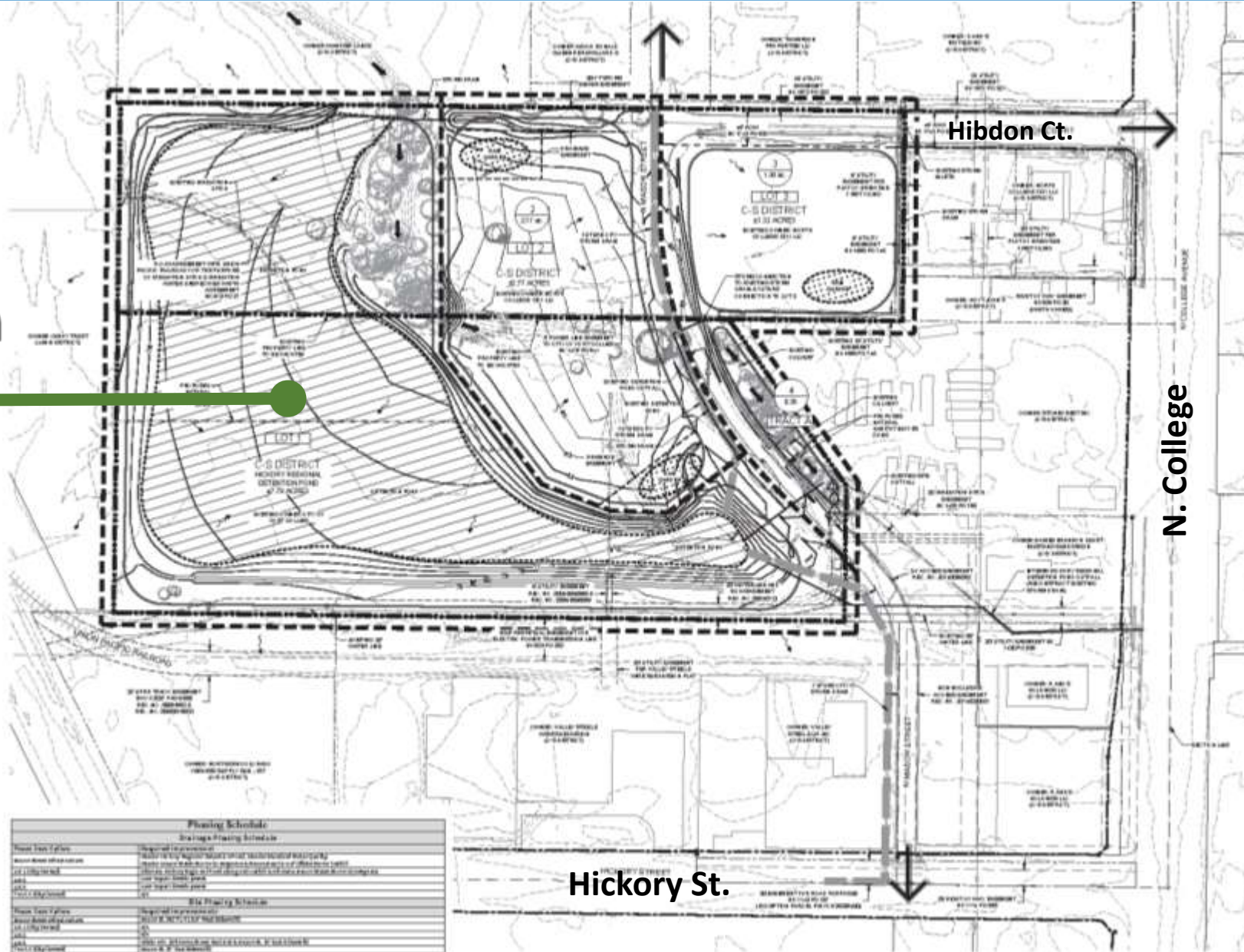


Mason Street Infrastructure
Overall Development Plan
(ODP)



- 12 acres
- 2 parcels

Detention Pond



Planning Schedule	
The Project Planning Schedule	
Phase 1: Preliminary	Design of preliminary plan
Phase 2: Final	Design of final plan
Phase 3: Construction	Construction of detention pond
Phase 4: Operation	Operation of detention pond
Phase 5: Maintenance	Maintenance of detention pond
Phase 6: Decommission	Decommission of detention pond
Phase 7: Rehabilitation	Rehabilitation of detention pond
Phase 8: Replacement	Replacement of detention pond
Phase 9: Relocation	Relocation of detention pond
Phase 10: Removal	Removal of detention pond

Oct 14, 2022	Preliminary Design Review and Posting Online
June 7, 2023	Signs Posted
May 10, 2023	Neighborhood Meeting
May 26, 2023	First Development Plan Submittal
Feb 15, 2024	Planning and Zoning Commission Hearing
Feb 23, 2024	Appeal Notice Received
May 7, 2024	City Council Appeal Hearing

Alleges that the Decision Maker committed the following errors:

- Failure to conduct a **fair hearing** in that the Commission considered evidence relevant to its findings, which was substantially false or grossly misleading
- Failure to properly interpret and apply relevant provisions of the Land Use Code

First Issue on Appeal:

Did the Planning and Zoning Commission (P&Z) Fail to conduct a fair hearing in that the Commission considered evidence relevant to its findings, which was substantially false or grossly misleading?

Appeal alleges that:

“During the Staff presentation for the Mason Street Infrastructure Overall Development Plan (ODP), it was stated that there is plenty of space for the ultimate regional detention pond. It is believed that this is grossly misleading since there is no evidence or analysis provided to reference that the ultimate regional pond is feasible with the proposed ODP improvements.”

Appeal cites two code sections. Neither appears in the record for the hearing. Both refer to requirements that must be addressed at later points in the development process.

- Land Use Code subsection 3.3.2(D)(5) pertains to **building permits**. It is under the heading *“Required Improvements Prior to Issuance of Building Permit”*.
- Municipal Code subsection 26-544(a) begins with **“Prior to the final approval of the plat of any subdivision, or prior to commencement of construction...”**

Land Use Code requirements for ODPs are:

- “2.1.3(B)(1) *Purpose and Effect*. The purpose of the overall development plan is to establish general planning and development control parameters for projects that will be developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals.”
- “2.3.2(H) The plan shall be consistent with general development standards (Article 3) that can be applied at the level of detail required for an overall development plan submittal.”
- “2.3.2H(6) The plan shall be consistent with the appropriate Drainage Basin Master Plan.”

- An ODP Drainage Report was required, completed, and reviewed by stormwater staff.
- Detailed analysis not presented at hearing but was a part of staff review and was a basis for staff recommendations.
- Staff review included: ODP Drainage Report, master planning studies, internal calculations and analysis.
- Discussion at hearing included:
 - drainage in the area has been studied for approximately the past 20 years;
 - a regional detention pond was identified as a need in a 2010 North College Infrastructure Funding Plan;
 - ODP represents an interim, partial step which is an advantage to the City with parameters for earthwork that would help create an initial portion of the future regional system, which will continue to be formulated by the City.

Stormwater Criteria Manual requirements for ODP information:

- “does not normally entail a detailed drainage analysis but does require a general presentation of the project’s features and effects on drainage and land disturbance.”

Drainage Report showing “feasibility and design parameters”. And also “general compliance with the appropriate Drainage Basin Master Plan”. Key topics are listed including:

- General basin characteristics
- Potential impacts from offsite drainage and detention calculations based on the ODP
- Specific details dependent on complexities of the site.

Second Issue on Appeal:

Did the Planning and Zoning Commission (P&Z) Fail to properly interpret and apply relevant provisions of the Municipal Code or Land Use Code?

Two code sections cited. The record does not mention either subsection. Both refer to requirements that must be addressed at later points in the development process.

- Land Use Code subsection 3.3.2(D)(5) pertains to **building permits**. It is under the heading *“Required Improvements Prior to Issuance of Building Permit”*.
- Municipal Code subsection 26-544(a) begins with **“Prior to the final approval of the plat of any subdivision, or prior to commencement of construction...”**

Mason Street Infrastructure Overall Development Plan (ODP) Appeal

Paul Sizemore, Community Development
& Neighborhood Services Director

