

NEIGHBORHOOD MEETING SUMMARY

PROJECT: Avago Technologies Expansion Major Amendment

DATE: March 25, 2013

APPLICANT: Avago Technologies c/o of Mr. Pat Balliew, Facility Manager and Mr. Paul Tanguay, Project Manager

CONSULTANTS: Angie Milewski, BHA Design
Mike Bello, The CPI Group
Michele Ponicsan, Burkett Design
Jason Crookshank, J.E. Dunn Construction

CITY PLANNER: Ted Shepard, Chief Planner, City of Fort Collins

The meeting began with a description of the proposed project. As proposed, this is a request to expand the existing Building Four, referred to as the Fabrication Plant, by adding 138,800 square feet. The addition would be three stories in height and be placed along the west side of the existing building. The plant would be used for the fabrication of computer chips just as it is now. Operations also include a clean room, product testing and other support functions. Additional landscaping and berming is proposed on the north side of the building. In terms of phasing, the plan is to build the shell first and then finish out the interior at a date to be determined.

Unless otherwise noted, all responses are from the applicant or consultants.

QUESTIONS, CONCERNS, COMMENTS

1. Could you confirm the size of the proposed addition?
A. The size of the addition would be 138,800 square feet. (The building footprint is 80,127 square feet.)
2. Could you describe the height including the vent stacks?
A. The three story building would be 59 feet in height. The stacks would be 14 feet achieving a height of 73 feet.
3. Would there be one scrubber per stack?
A. Yes.

4. Would you be amending your air permit regarding emissions?
 - A. We intend to make every effort to staying within the parameters of our existing air permits.
5. How would you describe the neighborhood impacts associated with this proposed expansion?
 - A. We see the expansion as a continuation of an existing operation that would take place within a building that is similar to the existing building. We will be required to submit a landscape plan that will indicate an extension of the existing berm located north of the building. We will be required to submit a lighting plan demonstrates no offsite spillage of illumination. There will be no parking or windows on the north side. We are here tonight to listen to your concerns and consider mitigation measures.
6. Will there be an increase in the number of employees?
 - A. Yes, but only at full build-out. For the immediate phase, there will be no increase in the number of employees. But, at full build-out, we anticipate an increase of approximately 100 new employees that would be spread out over a 24-hour timeframe.
7. What about noise from the delivery trucks?
 - A. We are not expecting an increase in delivery truck traffic. On a related note, we have another project the result of which one gas truck off-loading operation will be going away in the next several months. This will be due to a change in one of our processes which will reduce the number of times this noise will be heard.
8. Would the fabrication operation be considered a new process or are you just ramping up the existing operation?
 - A. We are just ramping up.
9. What are your current operating hours?
 - A. We operate 24 hours per day / seven days per week. This schedule would remain consistent with the new addition.
10. I'm concerned about an increase in traffic. I live in the neighborhood to the north and making a left turn onto Ziegler Road can be delayed up to 16 minutes. It appears to me that this addition will add more employees and more traffic and make the situation worse.
 - A. As mentioned, we run four shifts on a 24 / 7 basis. Excluding weekends, shift changes occur twice per day at 6:00 a.m. and 6:00 p.m. which are not the peak times on Ziegler Road.
11. We need a full traffic signal, or at least a pedestrian-actuated traffic signal, on Ziegler Road at Grand Teton Drive.

A. The installation of traffic signals is under the jurisdiction of the City of Fort Collins Traffic Operations Engineer. Per the City's criteria, traffic signals are installed based on the intersection meeting certain warrants. We have not heard from the City that this project, with the relatively low number of new employees, triggers a new traffic signal.

12. We live north of Hidden Pond Drive and we will be impacted. The view from our backyard will diminish. Construction activity will have a negative impact.

A. We understand your concern. North of the proposed building, we intend to extend the berm to the west and add new trees along and on top of the berm.

13. What is the duration of the construction and what are the hours?

A. Since all we are focusing on the shell only at this time, we estimate the construction period to be approximately 10 months. Construction would typically be limited to 7:30 a.m. to 4:00 p.m., five days per week. There may be some activity on Saturday depending on the scope of work being performed at that time. Again, since there is no accelerated schedule, there is generally no need for extended daily hours or weekends.

14. Could you provide more detail on the proposed landscaping?

A. Yes, as mentioned, the existing earthen berm on the north side of the existing building would be extended to the west to the westerly line of the proposed addition. The material for this berm will be from the excavation as we do not want to import or export dirt. We plan on placing an emphasis on evergreen trees for effective screening. We are required by the City to plant evergreen trees that are no less than six feet in height.

15. Could you address the air quality aspects of the fabrication operation? I'm concerned about air emissions.

A. Presently, we are governed by an air quality emissions permit from the State of Colorado and we cannot exceed a specified amount of emissions otherwise we risk violation. We do not plan on exceeding the allowances on our existing permit. In fact, we would like to reduce our current levels. The E.P.A. publishes our emissions, as measured by independent specialists, for your inspection if you are interested. This information can be found at:

epa.gov/tri/tridata/index.html

Note that you can enter a search by Avago or zip code. This site should have 2011 data.

16. Will you be installing new abatement equipment?
- A. Yes, we plan on installing new abatement equipment to reduce emissions and stay within the specifications of our current permit which is based on the total site.
17. I live to the north and concerned about noise.
- A. Our design intent is that the mass created by the earthen berm and the additional trees will contribute to reducing the noise.
18. Will you be adding cooling towers?
- A. Yes.
19. Could you move the loop road to the south of the building?
- A. This would be very difficult as the entire H-P / Avago campus was master planned to have all the facilities contained within the perimeter loop road.
20. Will the loop road be used for construction traffic?
- A. No, construction traffic will be staged on the west, not the north side of the building.
21. Could you put the noisy equipment on the west side and not on the north?
- A. We have intentionally placed the loading dock on the south to minimize impacts on the north. The cooling towers should be mitigated by the berm and landscaping improvements.
22. Have you considered placing this facility elsewhere on the campus?
- A. For operational purposes, the addition has to be connected to the existing building.
23. So it appears that the addition does not extend any further north than the existing building. Is that correct?
- A. Yes, the addition is not being extended any further north than the existing building. Instead, the addition is being extended about 148 feet to the west measured from the western edge of the existing central utility building.
24. Are there any other future expansions being considered?
- A. It may be possible that there are future expansions. If so, such expansions would be to the west and not to the north.
25. Could you move the cooling towers to the south? The noise from the cooling towers is my concern so I would rather have the truck dock on the north than the cooling towers.
- A. Our intent is to comply with the City's noise standards. The design of the extended berm and landscaping will be focused on mitigating noise impacts. We are trying to establish the most effective sound buffer.

26. Will the new trees be irrigated?

A. Yes, if the trees die, then the City would require they be replaced.

27. There is also noise emanating from the hydrogen pumping operation. At times, there is a shrill alarm that goes off, usually in the middle of the night. This is happening now and should be mitigated.

A. We will look into this.

28. Regarding the stacks, could you look at a color that is less obtrusive? The silver color is glaring.

A. We are looking at a color that is more sky neutral. We will try to mitigate these to the best of our ability. Options include matching the mansard roof, selecting a neutral earth-tone but, at minimum, using a non-reflective finish to reduce glare. We are giving this issue serious consideration.

29. I'm concerned about lighting during construction. I don't want temporary construction lighting aimed to the north and throwing out illumination at all hours of the night.

A. We can control where we install construction lighting. We do not intend any night construction but as we get into the winter months, there will be lighting for the mornings and afternoons. But like all construction projects, there will be some night lighting for safety and security purposes.

30. Can you summarize the extent of economic incentives that Avago has received from both the local municipality and state government?

A. Avago has received financial assistance from City of Fort Collins and the State of Colorado. The following three links provide information as to the three items that were considered by City Council on July, 19, 2011; August 21, 2012 and October 16, 2012.

http://citydocs.fcgov.com/?cmd=show_related&vid=72&dt=SUMMARY+AGENDA&rid=July+19%2C+2011 (see item 27)

http://citydocs.fcgov.com/?cmd=show_related&vid=72&dt=SUMMARY+AGENDA&rid=August+21%2C+2012 (item 37)

http://citydocs.fcgov.com/?cmd=show_related&vid=72&dt=SUMMARY+AGENDA&rid=October+16%2C+2012 (see item 24)

31. Will the number of proposed parking spaces be sufficient?

A. Yes.

32. Are you willing to add landscaping along Hidden Pond Drive on property owned by the H.O.A.?
- A. It appears that the existing drainage swale would preclude this. This swale serves a wide regional drainage basin to the west, not just the H-P / Avago campus. Our preference to place all plant material on property that we own for liability and control purposes.
33. The traffic on Ziegler is heavy during the rush hour and travels at a high rate of speed. At some point, residents of Woodland Park Estates need a traffic signal for safety. We have contacted the City's Traffic Operations Engineer regarding a new traffic circle and he has responded in writing. (At this point, the written information from Joe Olson, City of Fort Collins Traffic Operations Engineer was verbally read to the group.) It is unfortunate that in the assessment of Mr. Olson, a traffic signal is not warranted at this time. This lack of signal will continue to cause safety problems for vehicles, bicyclists and pedestrians of Woodland Park Estates.
- A. We understand your frustration. As mentioned earlier, the decision regarding installation of traffic signals on public streets is under the sole jurisdiction of the City of Fort Collins.
34. Will the entire northwest area be improved with finished, irrigated landscaping?
- A. No, in an effort to be sensitive to our semi-arid conditions, and to encourage environmental sustainability, there will be areas further away from the proposed addition that will be seeded with a drought-tolerant ground cover with no irrigation. The Fort Collins Green Code recommends the use of drought-tolerant landscaping.
35. What are the City's sound ordinance allowances?
- A. Response from City Planner: For residential zones, the maximum allowable sound levels, as measured by decibels at the receiving property line, (not on the site generating the noise) are as follows:
- 7:00 a.m. to 8:00 p.m. – 55 dB(A)
8:00 p.m. to 7:00 a.m. – 50 dB(A).