



Fort Collins Soccer Club Complex Development Master Plan



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Background and Project Information

Fort Collins Soccer Club

The Fort Collins Soccer Club has grown from a two-team, 30 member volunteer organization in 1978 to the largest soccer club in Northern Colorado.

The FCSC is a non-profit educational organization, committed to developing every player to their highest potential and encourages players to compete at the highest level of their ability. Supported by an active and involved Board of Directors, the highly trained staff is experienced, educated and motivated to provide the best soccer experience possible.

The Fort Collins Soccer Club offers established and successful programs to more than 5,000 participants each season. The Club consists of 5 divisions: Youth Recreational, Youth Competitive (Arsenal Colorado), Adult Men, Adult Women and Adult Coed. The Club also supports a strong referee training and mentoring program. There are a wide variety of player and coaching development opportunities for all levels and abilities.

The Fort Collins Soccer Club strives to advance and foster the game of soccer among individuals of all ages by promoting sportsmanship, leadership, service, education and opportunity to the community through soccer.

Existing Soccer Complex History

Located at the foot of the Rocky Mountains just north of Fort Collins, the Soccer Complex can accommodate up to 22 fields. The Complex hosts youth competitive, developmental and adult games including the three annual tournaments sponsored by the Fort Collins Soccer Club. In June 2010 the fields at the Fort Collins Soccer Complex were dedicated to the Minatta family in recognition of their outstanding service to the club for over 25 years. Development at the Complex continues as the club strives to provide the best soccer complex in the state.

In 1991, the Club began assessing field development fees each season. By spring 1995, enough money had been raised for a down payment and the Club purchased a 100-acre-parcel just north of Fort Collins and west of Interstate 25.

Plans for the Complex, which include 22 high-quality fields (four lighted), a stadium field and a clubhouse, were approved by Larimer County in 1997. The plans called for development in three separate phases. Phase 1, which includes 33 acres supporting 10 fields of turf, opened in 2001. In 2003 construction on Phase 2 began. In fall 2005 the Club began fully utilizing Phase 2. Currently the club rotates fields between Phase 1 and Phase 2.

In June 2010 the fields at the Fort Collins Soccer Complex were dedicated to the Minatta family in recognition of their outstanding service to the club for over 25 years. Also in the summer of 2010 significant improvements were made to the entrances and parking at the Complex. This Master Plan, started in October 2013, is the first step in organizing the approved program elements into a designed and illustrative vision that can seek donations, and be implemented in phases over time.

Existing Conditions

Access

All visitors currently access the complex on the northern entrance and flow south to find spaces regardless of what field their team is playing. All cars then exit the southern exit point. Turn lanes and exit lanes were added by road widening in 2010.

Parking

The parking area consist of compacted recycled asphalt as a loose gravel condition. Large treated logs act as parking row separators. Parking is organized as nose-in one way parking. Parking stalls are not designated. Without striping, the parking lot has parking inefficiencies with varying space between parked cars. The future Phase 3 area is utilized as overflow parking for larger tournament events.

Fields

The fields are located on open lawn space on Phase 1 and 2, with the irrigation system valve blocks defining the two phases and field limits. The fields locations move to rest grassed areas to reduce excessive wear.

Structures

The maintenance building was built in phase one and is located at the northern part of the complex. It stores all elements for the complex, while offering space for maintenance repairs. A caretakers unit located on the second floor will be converted to usable office space. The building also offers public restrooms and a roll up counter for use as a snack bar or tournament organization. Due to the location, distance to this building is a factor when playing on the fields, and as a result, the restrooms are not used often, and the organization for the tournaments are located in a tent erected in a central location.

Restrooms

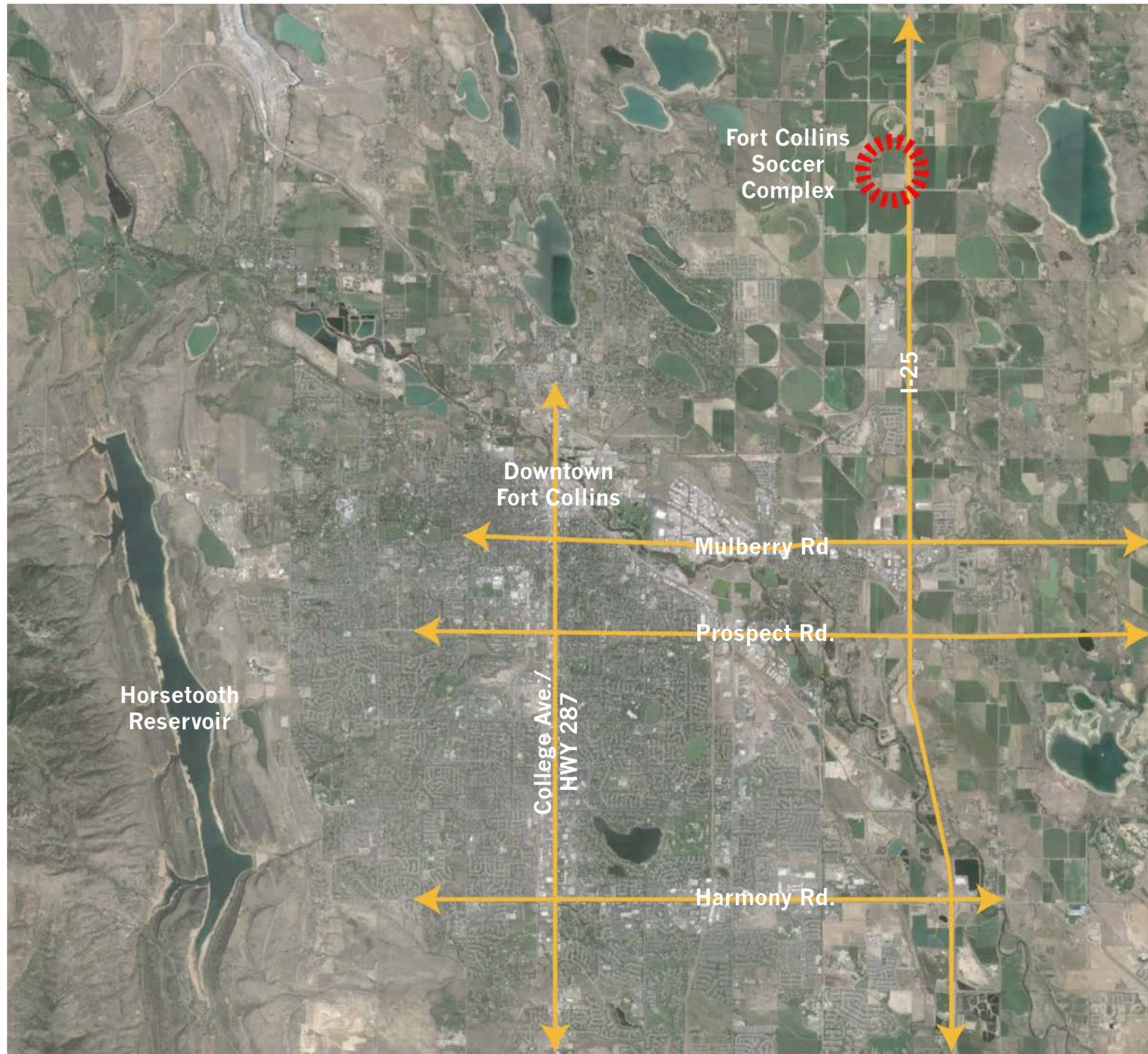
Permanent public restrooms are located within the maintenance building. The majority of visitors use port-a-jons that are located in a central area and on the perimeter of the fields.

Food Services

Currently there is a gravel lot located central to Phase 2 that allows for food trucks and other food vendors to set up during game days and tournaments.

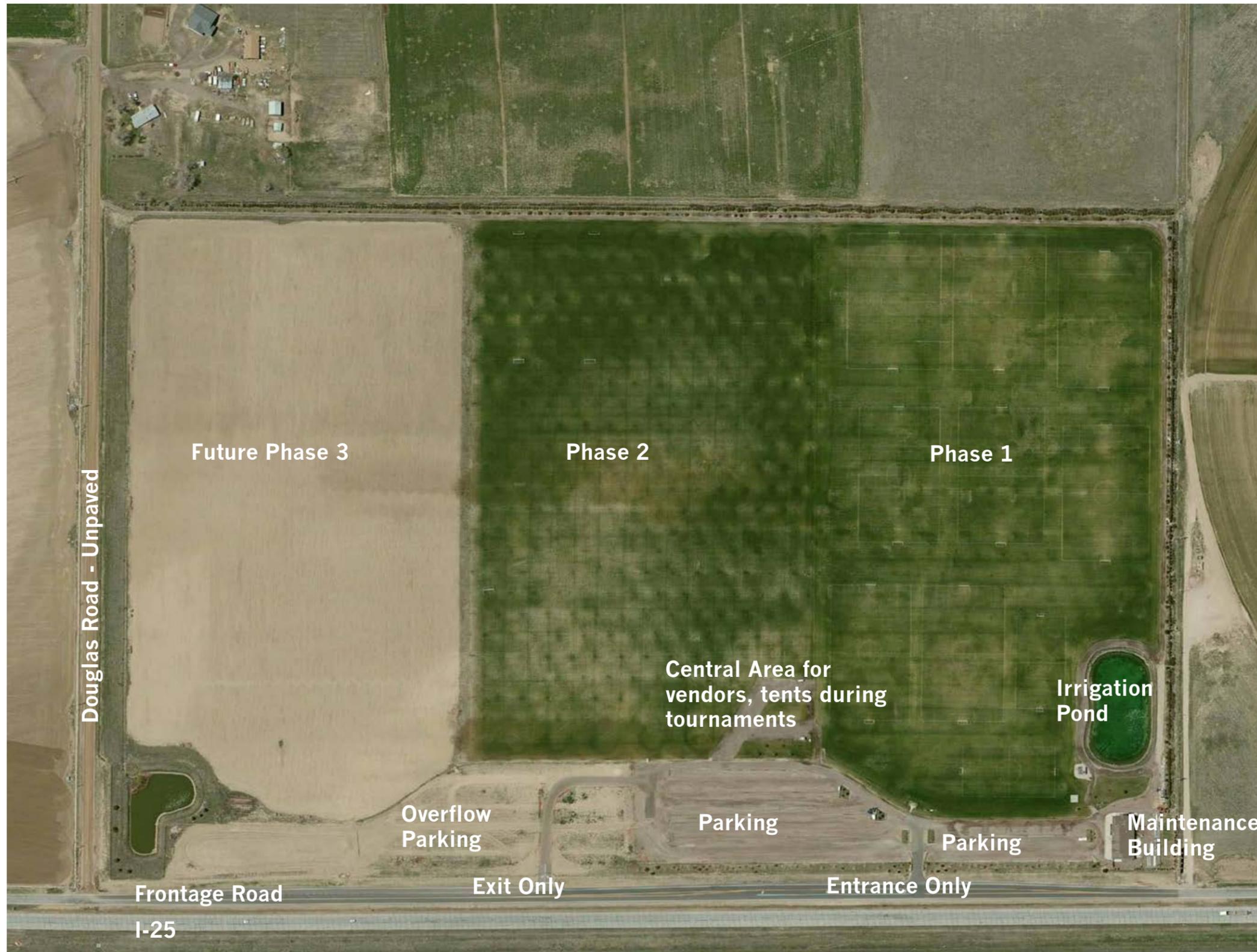
Irrigation

The field are irrigation by well water that is stored in the northern pond. The system is designed for all three phases.



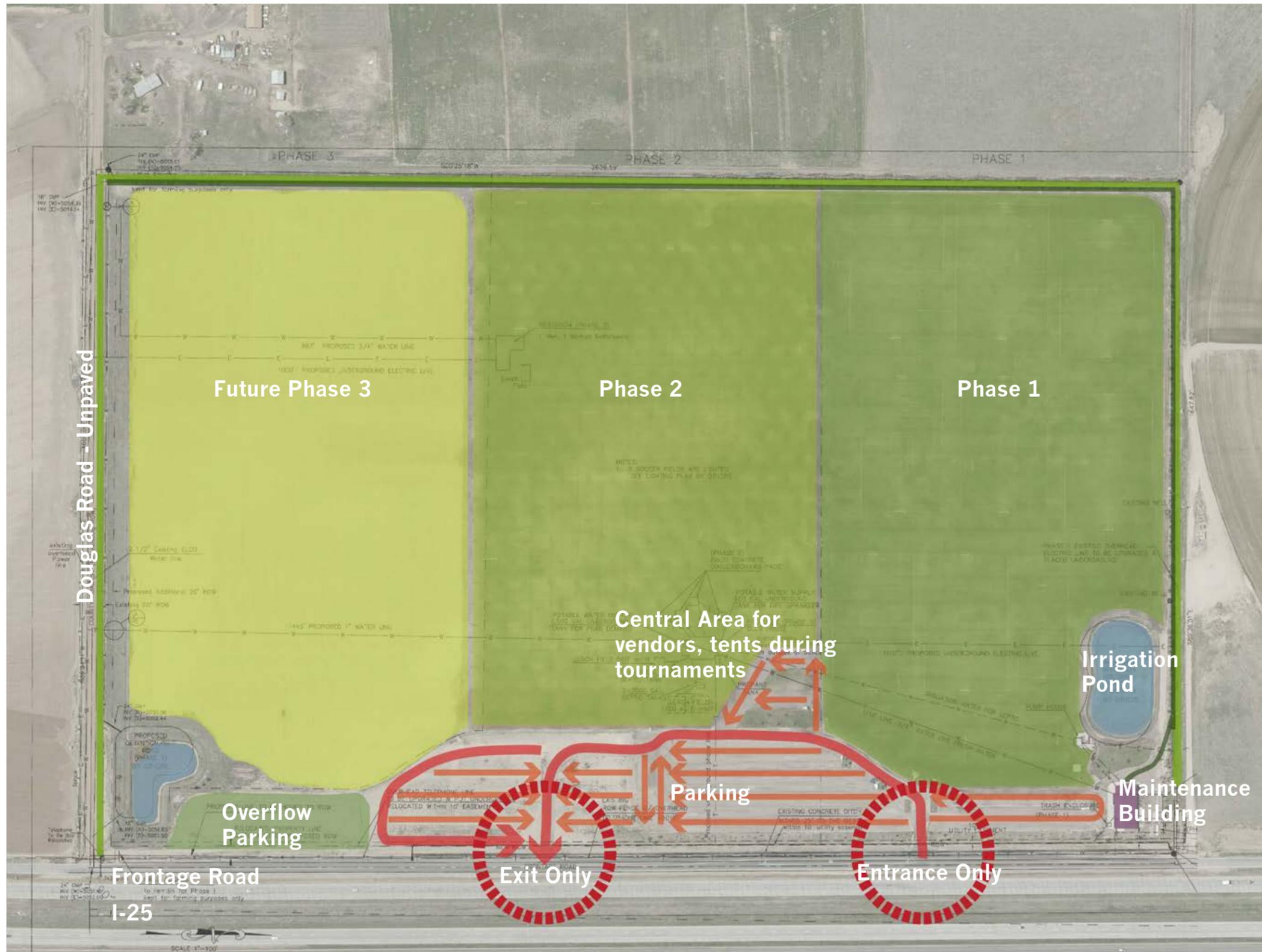
Fort Collins Soccer Club Complex - Development Master Plan

Site Location Map





Design Description and Analysis



Soccer Complex Master Plan

This Master Plan aims to communicate the projected full build out condition of the complex. This includes the location and design considerations of implementing Phase 3 fields, along with the following program items:

- Paved parking lot with striped parking stalls to ensure efficient parking
- Four artificial turf fields with field lighting
- Championship field with mounded grass seating and bleacher seating with field lighting
- Clubhouse that houses all Fort Collins Soccer Club offices and operations, meeting space, snack bar and bar with food services
- Indoor full size field
- Permanent restrooms

This plan is a road map for the future development for this complex and offers a guide for deliberate implementation as funding becomes available. The plan also captures the vision for the complex, so potential donors can become invested in the future of Fort Collins Soccer Club.

The plan creates a complex that allows easy access and navigation once a visitor arrives. The complex will consolidate all of Fort Collins Soccer Club operations into one location.

The Master Plan's design direction creates a destination for soccer, as well as, celebrates the game and Fort Collins Soccer Club.

Descriptions of the various Master Plan design direction for the site are below and follow a sequence of arrival and passage through the site.

Access

The future completion of Phase 3 results in a large site that will have new access issues for fields. The proposed Master Plan aims to align the main entrance of the complex on the center of the parcel of land. This then forms the 'spine' of the site and helps formalize the layout and location of the program items. Moving the main entrance to this central location helps disperse vehicular traffic to the northern and southern parts of the site. With signage and field information, visitors can enter through main entrance and turn right for north fields or for south fields. This ensures parking is then concentrated according to geographic location of the fields.

A vehicular pickup and drop off circle is located at the western end of the main entrance drive. This allows visitors to safely drop off or pick up a visitor at the central heart of the complex. Vehicles can then exit the main entrance, which is proposed to be a two way entrance and exit on typical days. During large tournaments the main entrance could be managed to be an entrance only. When departing, both the northern lots and southern lots have exit only locations. The northern parking lot utilizes the existing entrance location as an exit only. The southern parking lot adds a new exit only location for these lots to funnel cars out, ensuring not all complex traffic departs one single exit point.

Parking

The parking lot is proposed to be paved with asphalt and striped for parking per car. Allowances have also been made for bus and RV parking. The striped condition ensures the parking lot utilizes space for maximum capacity. The current parking condition results in loss of space due to the varying spaces visitors allow between cars. The parking lot will be structured for trees and allow for shade during warmer months. Sidewalks are shown to allow people to safely walk to the fields from the parking lot. The sidewalk connects with a main north-south sidewalk that abuts the entire parking lot, connecting visitors from the northern maintenance building to the southern edge.

The proposed parking count for the complex is: 1377 vehicles

Cars : 1364 (including 24 Accessible Parking Stall as required).

RV/Bus Parking: 13

Pedestrian Circulation

The parking lot allows visitors to park their vehicle in relation to their desired field location. The pedestrian circulation aims to help visitors move through the site on paved surfaces to main program areas. The north-south sidewalk adjacent to the parking lot meets at a central location, forming the entrance plaza. Also, the circulation system allows convenient access to the outer restrooms and the grass fields. Lastly, this will assist people with strollers, wheelchairs, and other people with needs for a hard surface to wheel various equipment to the fields.

Core Area - The Heart of the Complex

The design of the complex aims to create a central heart to the complex. As stated earlier, the future completion of Phase 3 will result in a larger site. The central core of the complex is comprised of the future clubhouse, indoor field, and championship field with player changing rooms. The entrance plaza is the main pedestrian space that links these areas together, as well as, celebrating the Fort Collins Soccer Club. Between the Clubhouse and Championship Field is the "Supporters Promenade" that leads to a multi-purpose plaza that overlooks the playing fields.

Clubhouse

The clubhouse is a two story multi-purpose building. The building will host the following program:

- Fort Collins Soccer Club administration and staff.
- Community meeting space.
- Support the adjacent indoor facility.
- Fully functioning kitchen and bar.
- Snack bar access from the main promenade on the lower level.
- Covered veranda.
- Access to adjacent lockers and supporting building with rooftop viewing of the championship field.

Championship Field Building

The Championship field building houses two team lockers rooms, public restrooms, field storage rooms, medical room, and referee lounge. The top of the building is proposed to be an elevated viewing deck of the championship field, which links to the upper level of the Clubhouse which houses the kitchen and bar, via pedestrian bridge.

Championship Field

The Championship Field is the signature field of the complex and will be used for main games. The field is full sized and able to host any soccer event, including college and championship tournament games. Spectator seating for the field includes bleacher-style seating on the west and east side of the field. There would also be grass mounds that allow people to sit naturally or on blankets/chairs to watch a game. The championship field has field lighting to allow for night games.

Indoor Field

The Indoor Field is located adjacent to the clubhouse. The clubhouse allows for second level viewing via tiered seating. A full size indoor field is proposed to allow for a myriad of use, including training, small sided games, and full sized indoor games year round.

Entrance Plaza

The main plaza to the core area is a space that allows for congregation and also navigation to where they need to go in the complex. The entrance plaza uses the club logo in landscape form and structure.

Supporters Promenade

The Supporters Promenade is the main pedestrian connection from the Entrance Plaza to the Western Plaza and fields beyond. The promenade is a key organizer to access the Clubhouse, Indoor Field and Championship Field. The promenade has banners that provide a festive soccer environment. People pass under the bridge connection from the Clubhouse to the Championship Field Building that incorporates the soccer club logo.

Western Plaza

The western plaza is a multi-purpose space for elements, such as, team tents, food vendors, tournament operations and other activities. The plaza looks west to the playing fields.

Soccer Fields

The complex supports a maximum of twenty-eight full sized grass fields with a north-south orientation and three intermediate fields with a east-west orientation, or two with a north-south orientation. North-south orientation is the recommended orientation for soccer fields. This configuration would be used for large tournament play. The fields are divided into three areas of nine fields. The alignment is divided by irrigation infrastructure and related valve boxes. This area also supports the location of the sidewalks that allow hard surface access to the fields and outer restrooms. The fields can be rotated for different orientation and be rested for grass to recover in order to reduce overuse and damage. Field line marking is temporary and does not limit fields to be located permanently in the locations as shown in the plan. The plan depicts one scenario of full use with ideal orientation.

Turf Fields

Four artificial turf fields are located in the south-eastern area of the site. With easy access from the parking area, these fields can be utilized year round. The fields will comprise of artificial turf and permanent line marking. The Turf Fields will have lighting for night use.

Restrooms

Permanent restroom facilities are proposed for the entire complex as part of this master plan. Proposed restrooms are included at the following locations:

- Both levels of the Clubhouse building/Indoor Facility inside the building
- A large public restroom located within the Championship Field Building accessed from outside
- Two restroom buildings located on the western edge of the site servicing the northern fields and southern fields respectively

Existing Public Restrooms are also located within the maintenance facility accessed from outside.

Restroom counts

Restroom counts per location are listed below:

Clubhouse public restrooms: 2 toilets/2 urinals men, 4 toilets women, 2 lavs men and 4 lavs women

Championship Field Building: Locker rooms/restrooms: 2 toilets/4 urinals men, 6 toilets women, 3 lavs men, 3 lavs women and a required family restroom

Outer restrooms: 2 toilets/2 urinal for men and 4 toilets for women to be accommodated in each remote restrooms

Existing - Maintenance Building

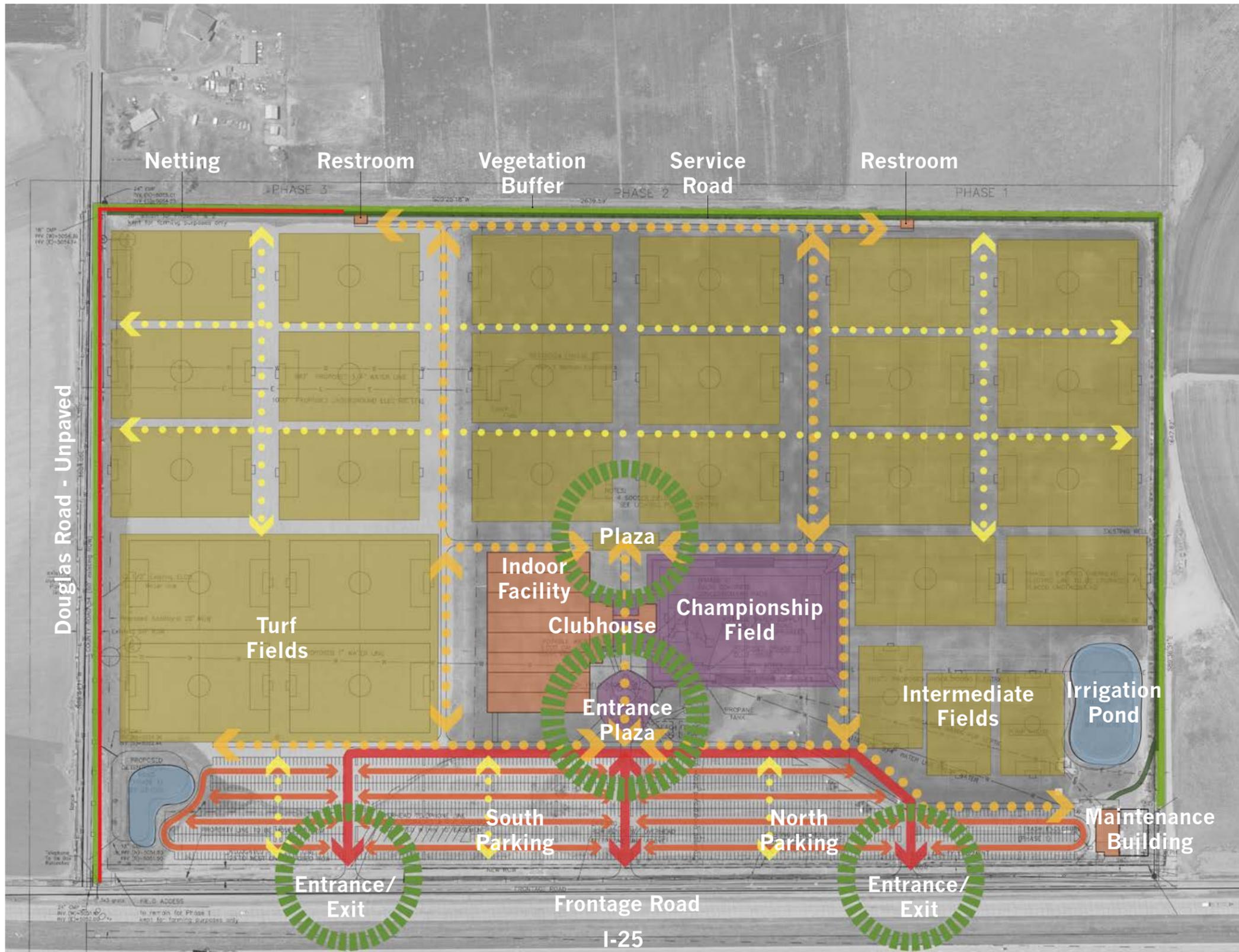
Men's restroom has 2 sinks, 2 urinals and 2 toilets (1 handicap accessible)

Women's restroom has 2 sinks and at least 4 toilets (1 handicap accessible)

Perimeter

The perimeter of the site will be planted with screen planting on the southern side of the site that matches the current perimeter planting. Netting will be required on the southern side of the site and the south-western corner to reduce soccer balls going off-site onto the road or onto the adjacent property.

Design Concept



Fort Collins Soccer Club Complex - Development Master Plan

Master Plan Programming





South-west Restroom

Perimeter Buffer Planting

Perimeter Netting

CR 54

Plaza

Supporters Promenade

Clubhouse

Indoor Facility

Drop-off Circle

South Parking

Existing Pond

South Exit Only

Main Entrance

North-West Restroom

Service Road

Vegetation Buffer

Championship Field

Championship Field Building

Central Plaza

Existing Pond

South Parking

Maintenance Building

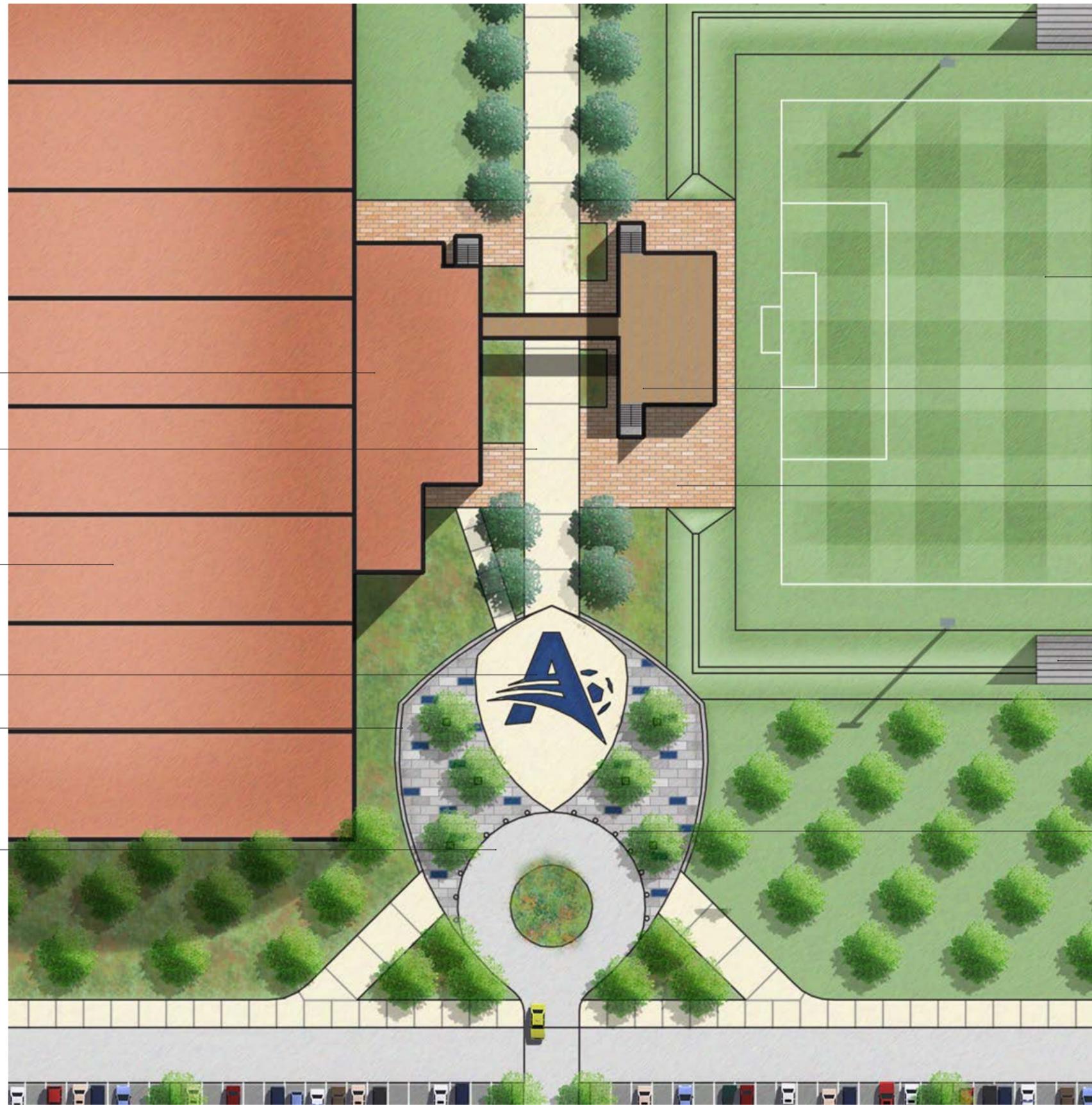
North Exit Only

Proposed Parking
1364 Car
13 RV/Bus



Fort Collins Soccer Club Complex - Development Master Plan

Master Plan



Clubhouse

“Supporters’ Promenade”

Indoor Turf Field

Central Plaza with logo

Seatwalls

Drop-off Circle

Championship Field

Championship Field Building with Observation Deck

Stadium Entrance

Bleachers

Bollards





Championship Field

0 2.5 5 10'

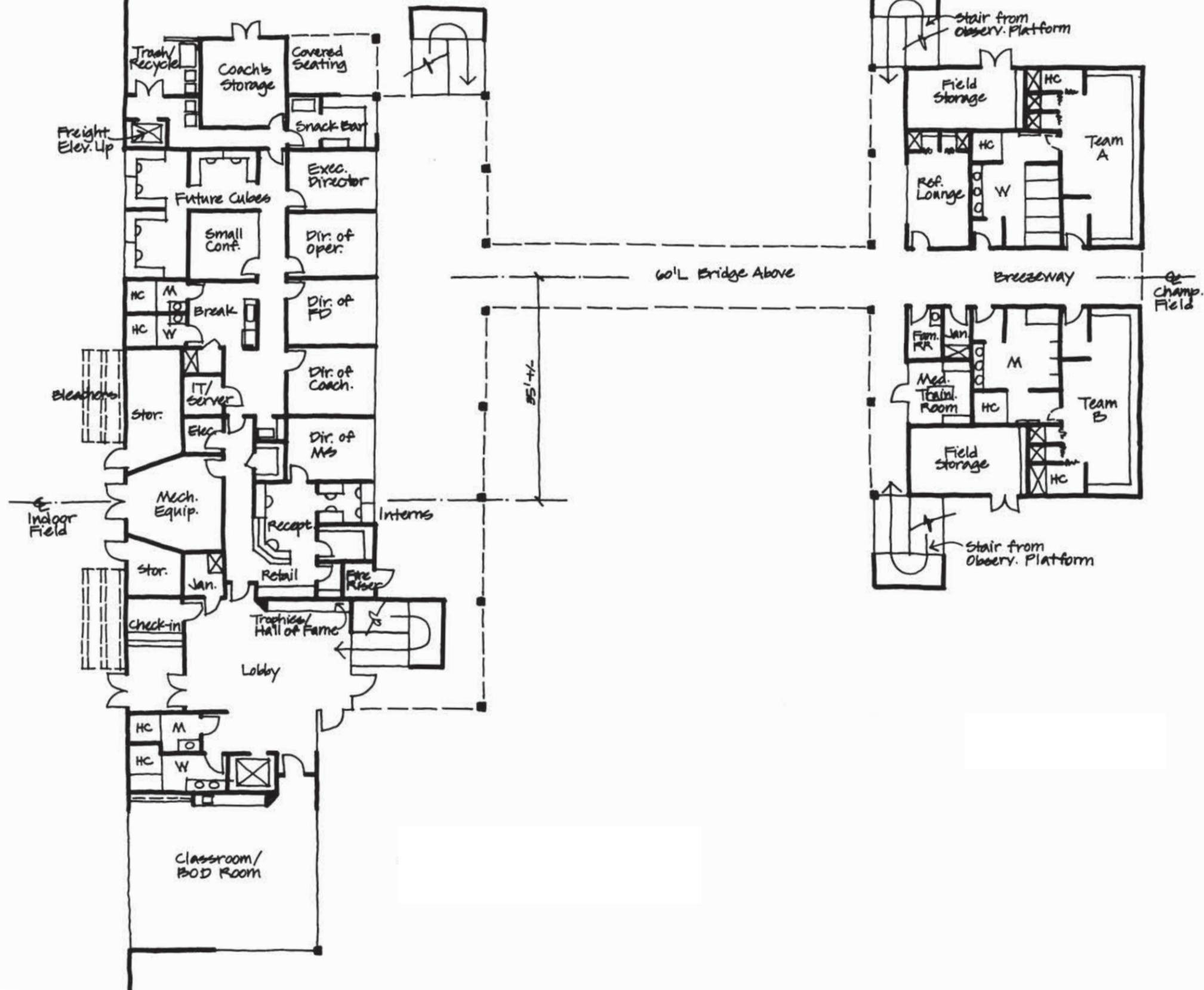


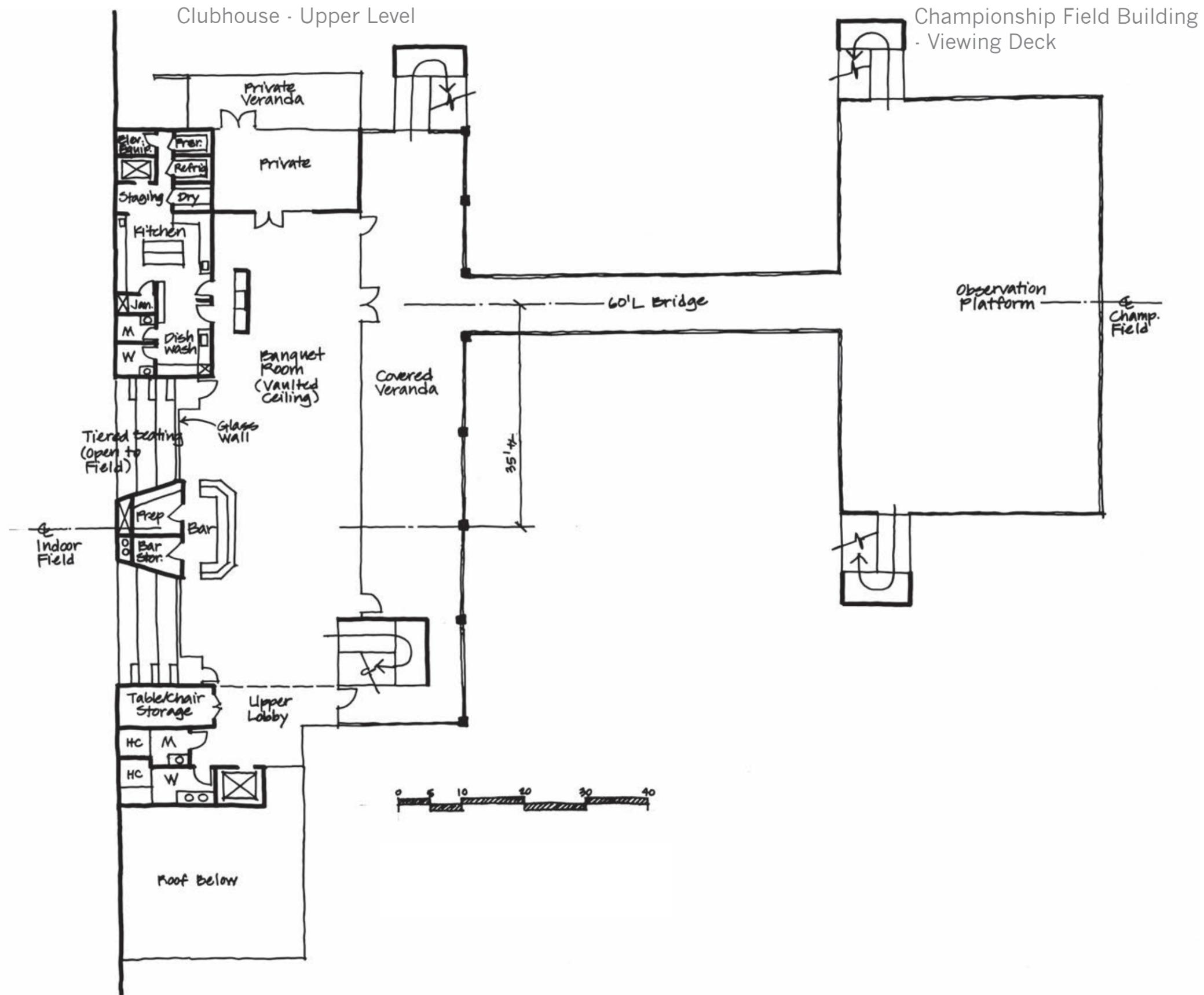
Clubhouse/Promenade

0 5 10 20'

Clubhouse - Main Level

Championship Field Building





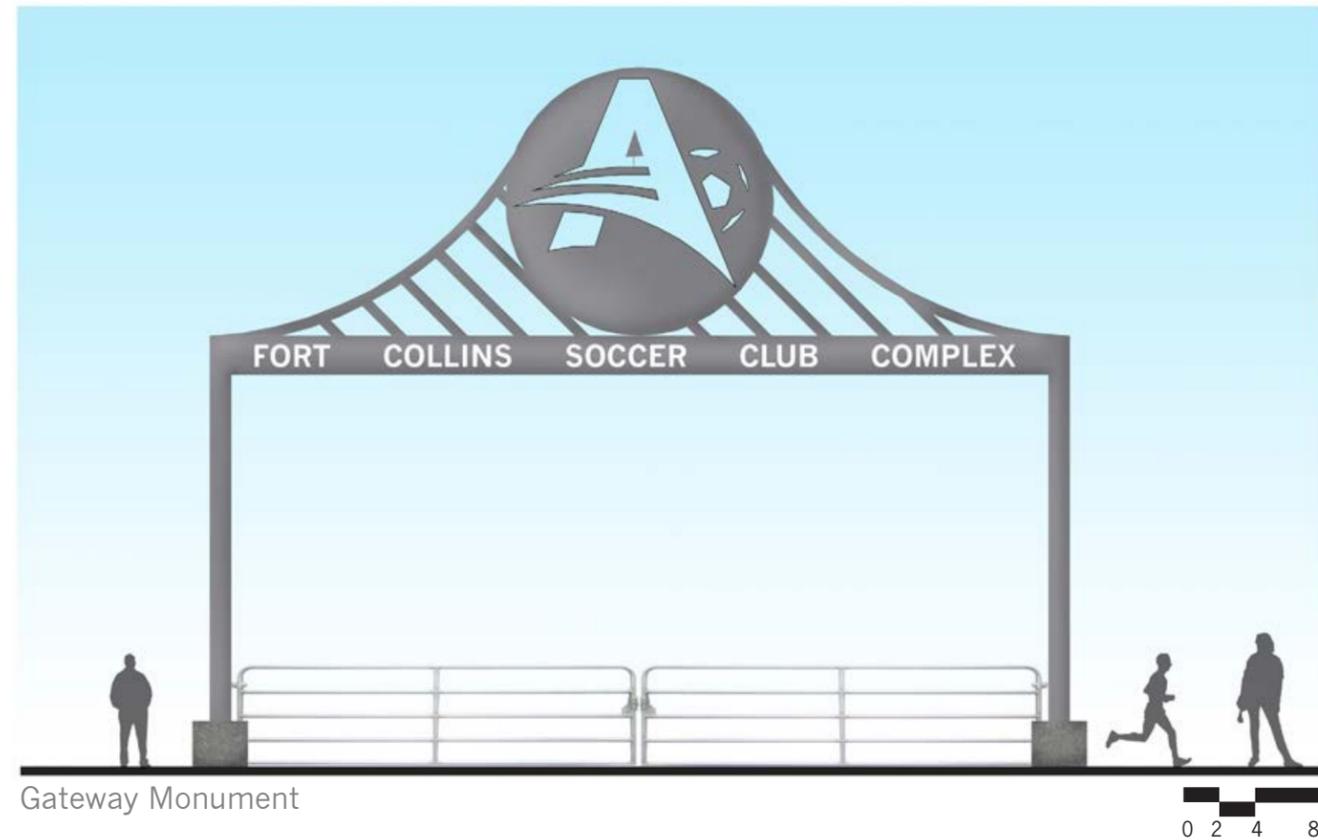
Fort Collins Soccer Club Complex - Development Master Plan

Clubhouse and Championship Field Building - Architectural Concepts

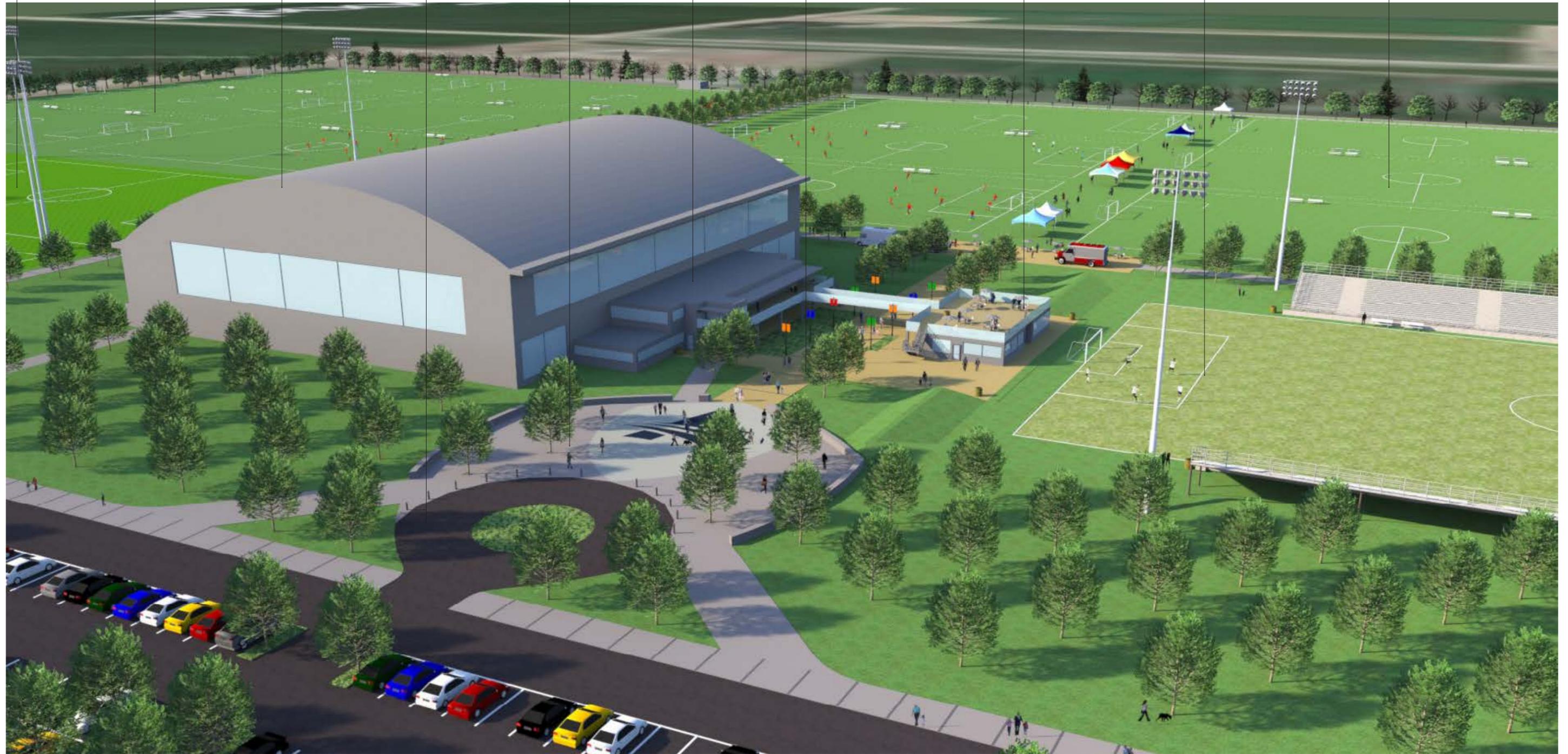
Directional Signage

This thematic suite is proposed for all wayfinding signage at the complex. The suite includes entry signage in the form of a gateway monument sign that identifies the complex and provides a sense of arrival.

Clear defined directional signage is needed for vehicles once they have entered the complex. Once visitors leave their vehicles, a series of directional and identity signage is proposed, including a site map for visitors to find specific areas or fields they are looking for. The illustrated examples shown are recommended for the site.



Turf Fields South Fields Indoor Facility Drop-off Circle Entrance Plaza Clubhouse Supporters' Promenade Championship Field Building Championship Field Central Fields



Indoor Facility

Concrete
Seatwalls

Clubhouse

Entrance Plaza

Supporters'
Promenade

West
Plaza

Championship Field
Building

Championship Field

Central Fields



Championship Field

Observation Deck

Championship Field Building

Entrance Plaza

Supporters' Promenade

Clubhouse

West Plaza

Indoor Facility



Central Fields

North to South
Pathway

West Plaza

Championship Field





Pathway facing North



Championship Field



Entrance Plaza



Pathway facing North

North Fields

Central Fields

South Fields

Intermediate
Fields

West
Plaza

Championship
Field

Indoor
Facility

Turf Fields

South Parking
Lot



Parking Lot Intermediate Fields Turf Fields Indoor Facility Supporters' Promenade Championship Field Building Championship Field West Plaza South Fields Central Fields North Fields





Parking Lot Entrance Championship Field Drop-off Circle Entrance Plaza Supporters' Promenade Championship Field Building Clubhouse Indoor Facility West Plaza Turf Fields Central Fields South Fields



Phasing

The implementation of this Master Plan is envisioned to be completed in phases based on funding. Phasing shown here are proposed based on key milestones required to be completed in order to be able to move to the next item based on County conditions.

The phases listed and shown are a recommendation and can be altered and changed when funding becomes available. This plan accounts for Phase 1 and Phase 2 being completed previously.

Phase 1

Complete - Grass fields and Maintenance building/ irrigation pond

Phase 2

Complete - Grass fields

Phase 3

Parking lot/landscape/north-south sidewalk /North-west restroom (County condition of development)

Phase 4

Artificial Turf Fields

Phase 5

Championship Fields/Entry Plaza/Supporters Promenade

Phase 6

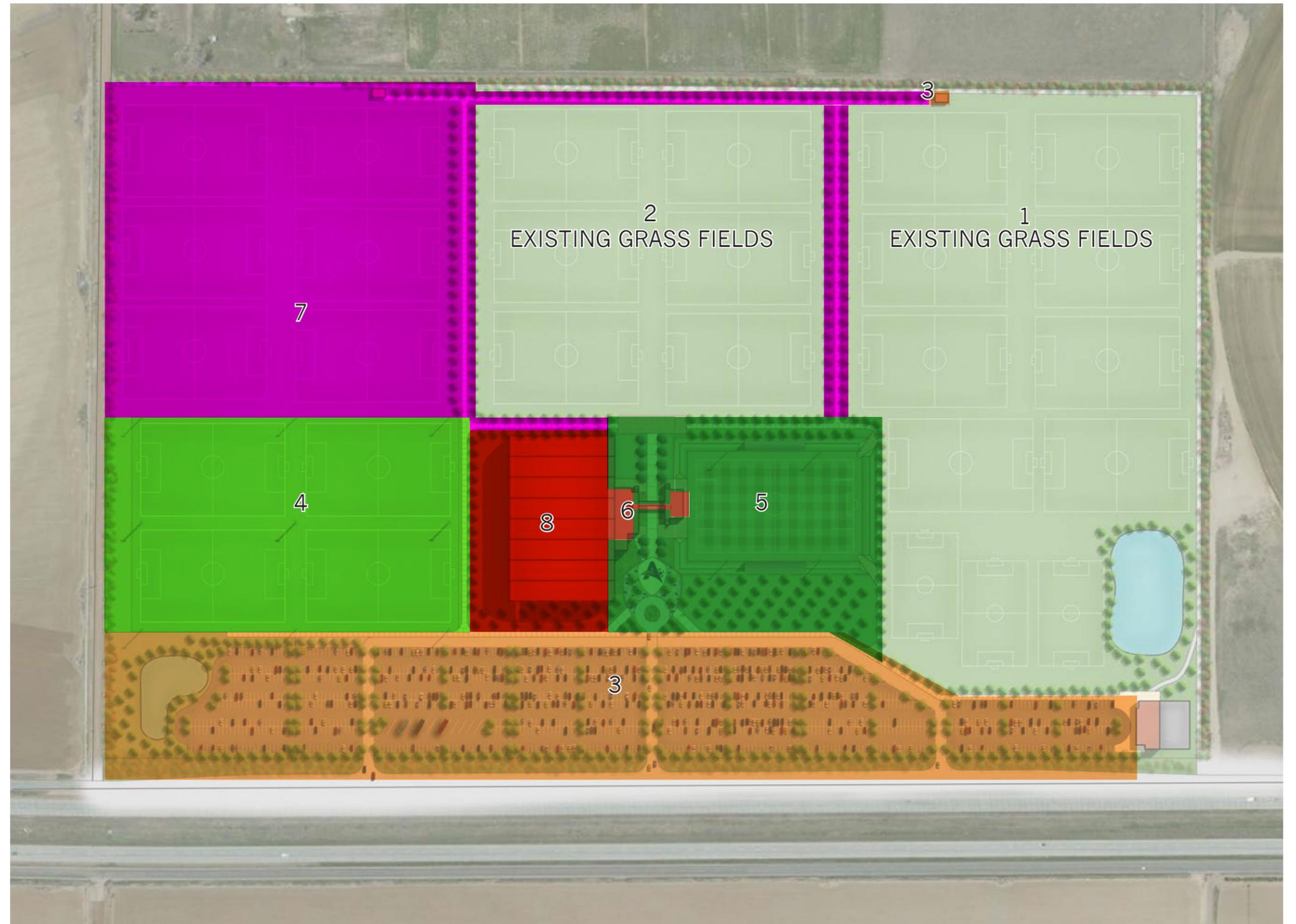
Clubhouse/Championship Field Building

Phase 7

Grass Fields/South-west outer restroom

Phase 8

Indoor Practice Facility



0 100 200 300'



Acknowledgments

Acknowledgments to the following participants in the creation of this Master Plan

Fort Collins Soccer Club

Dave Thomas - Executive Director
Jake Roark - Director of Operations
Dave Shaffer - Director of Coaching
Carie Dann - President

Board of Directors

Carie Dann - President
Reenie Terjak - Vice-President
Carrie Rogers - Secretary
Mark Adams - Director
Roger Ashmore - Director
Chad Clark - Director
Dean Mills - Director
Kristen Bohlender - Director
Chris Bee - Director
Laurie Sankey - Director

Consultants

Russell + Mills Studios with assistance from Aller Lingle Massey Architects for Architectural layouts.

