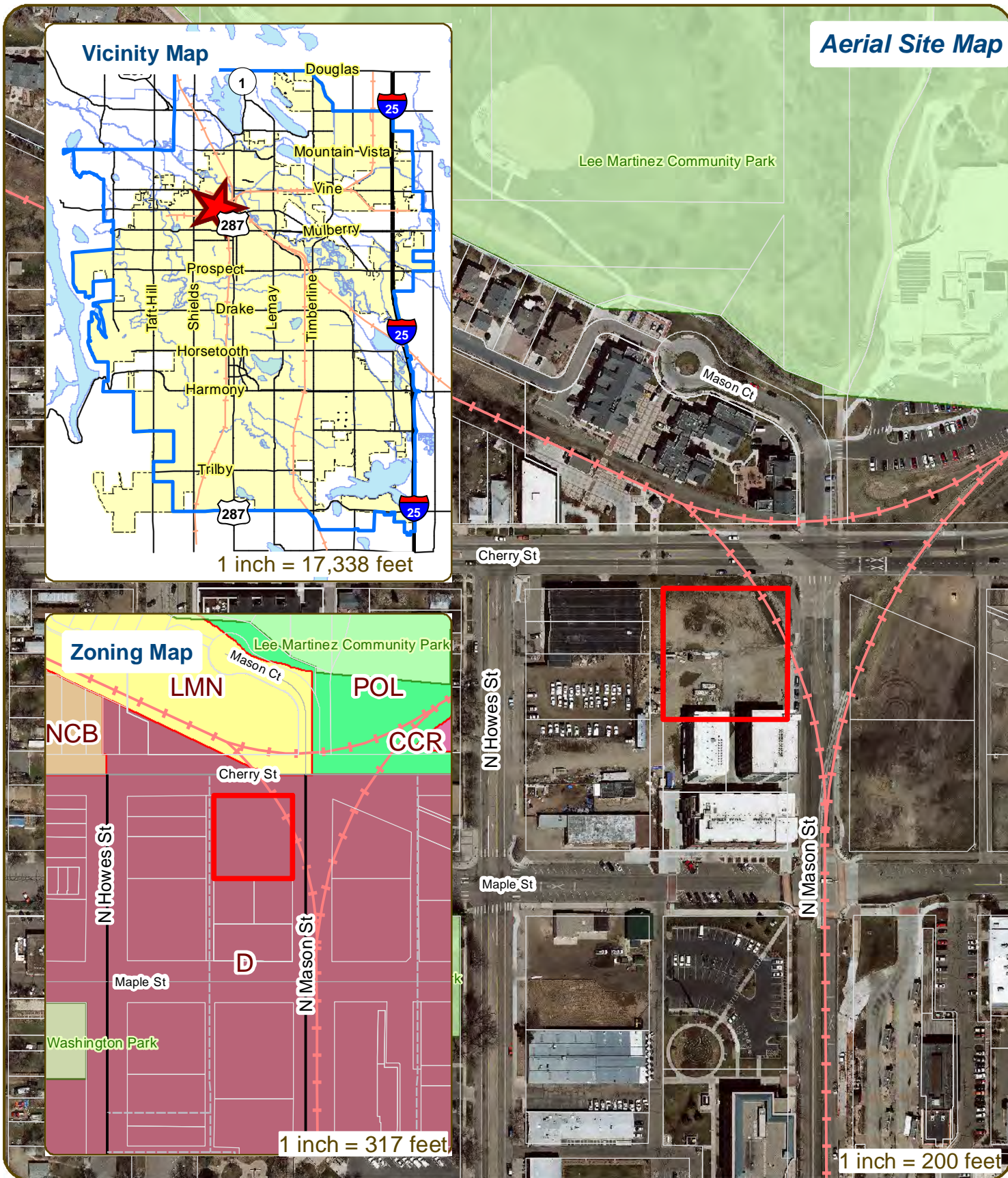


Penny Flats North Mixed-Use Residential



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name Penny Flats North

Project Address (parcel # if no address) Lot 2, Penny Flats Subdivision

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Kevin Brinkman - Development Manager

Business Name (if applicable) Brinkman

Applicant Mailing Address 3528 Precision Drive, Suite 100, Fort Collins, CO 80528

Phone Number 970-672-1020 E-mail Address Kevin.Brinkman@brinkmancolorado.com

Basic Description of Proposal (a detailed narrative is also required) Proposed reconfiguration of Phase 2 Buildings 7 & 8 into one 5-Story, L-Shaped building that is approximately 59,000 SF with 71 units

Zoning Downtown D Proposed Use Mixed-Use Existing Use Mixed-Use

Total Building Square Footage 59,215 S.F. Number of Stories 5 Lot Dimensions 200' x 210'

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area None over previous approved plan S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations



City of Fort Collins Preliminary Design Review (PDR)

Proposed Project Narrative

Penny Flats North

April 5, 2017

2 (a). What are you proposing/use?

- The proposed project is a 59,000 SF mixed-use multi-family apartment with a total of 71 dwelling units or 95 beds. This includes 5 proposed live-work units on the ground floor. The project has 59 on-site parking spaces. The proposed project is an amendment to the original approved plans for the Penny Flats Subdivision that involves combining buildings 7 and 8 of the original plans into a single structure.

2 (b). What improvements and uses currently exist on the site?

- The site is currently vacant.

2 (c). Describe the site circulation (auto and pedestrian) parking and how it coordinates with the neighborhood.

- As illustrated on the site plan, the proposed development continues the connection from the South property and connects it back to Mason Street. This will be the only access point from Mason Street. There will be no vehicular connection/access point from Cherry St. The pedestrian spine linkage that starts on Maple St. along the west side of the property will be continued and will create a north-south pedestrian connection for the public. It will also provide a buffer to the adjacent properties to the west. This link will connect pedestrians to the Civic Center as well as the Downtown Transit Center. To the north, it will connect to the Poudre Trail and the Fort Collins Museum of Discovery. The development will complete the street edge along Mason St. and Cherry St. The development proposes to create strong corner conditions with bulb-outs where possible that help create gathering plazas or associated spaces for pedestrians and visitors.

2 (d). Describe site design and architecture.

- Located in the North Mason Sub-district, the architectural design shall be in context of its surroundings and be compatible with the established architectural character of Downtown Fort Collins. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass, similar window pattern, use of materials that have similarity on color shade and texture.
- The L-shaped 5 story structure has been positioned to the East to provide a strong urban edge along Mason Street. The ground level façade will intertwine residential entries, bicycle parking and outdoor plazas to create a dynamic urban street edge. Pedestrian scale elements and features will be incorporated to enhance the street-level experience and scale the facades to be compatible with the surrounding context.
- The 4 stories of residential units above the on-grade parking will include articulated facades (this has not been illustrated yet) with large glazed areas at the living rooms, flanked by inset and partially cantilevered balconies. A combination of regional materials will be incorporated to provide detail and interest and enrich the design aesthetic.
- The site design aims to provide a strong urban streetscape experience for residents, workers and visitors. The aim is to create a four-sided block that enhances the streetscape and creates a rich environment that

supports urban living and business growth where possible. The corner would create a small plaza like condition for people to gather. Where feasible, corners will be created as bulb-outs to offer more space for pedestrians. On street parking is proposed on Cherry St., continued on Mason St. as per existing conditions. On-Street parking on Mason St. would offer a continuation of the downtown condition as evident immediately south on the block at the City Development Services building. On-street parking would help activate the street and provide much needed parking for potential tenants on the ground floor. The internal site would offer planted medians, potential bio-swales or rain gardens in the areas closest to the pedestrian linkage.

2 (e). How is your proposal compatible with the surrounding area?

- The northwest corner of the site is bordered by the Trolley Barn. Care will be given in the design of the building façade so it respects the historic character of the Trolley Barn. We would like to potentially incorporate a trolley car or other historical details/art relating to the Trolley Barn along the pedestrian spine.
- The East side of the property is next to railway lines from north-south line from Mason Street. The northern area opposite the property is dominated by railway easements forcing the Fort Collins Museum of Discovery to be situated away from Cherry Street approximately 250 feet. The scale of this building and distance from Cherry Street is not impacted by the proposed development and the heights are compatible with the size of the Museum building.
- The block is located north of Block 32 which accommodates the City's municipal building. This block is the northern extent of the civic core that includes three north-south blocks that extend to Oak Street where the County Courthouse building is located. The heights of the proposed development are compatible with the Civic Core buildings.
- The heights proposed for the block are consistent with the heights of the apartments located on the south side of the property. The use of residential apartments also is compatible with the use of this block and south of Cherry St called Mason Street North, which is also a mixed use residential development.
- The uses for the block propose to be a mixed-use condition of residential, commercial and retail. The uses are compatible with the surrounding area and downtown.
- The development offers an opportunity to create strong connections from the River and the Poudre Trail System to Fort Collins downtown by extending the livable downtown condition north.

2 (f). Is water detention provided? If so, where? (show on site plan)

- Detention is not required for this site or for the overall design of Penny Flats.

2 (g). How does the site drain now (on and off site)? Will it change? If so, what will change?

- The site drains to the north into Cherry Street where it enters the existing storm system via multiple inlets. There is an existing area inlet located in the middle of the lot that drains a portion of the existing drive aisle to the north within the precious phases of Penny Flats. The area inlet drains undetained into the existing storm sewer.

2 (h). What is being proposed to treat run-off?

- Underground StormTech chambers are conceptually designed to treat all of the proposed building and the proposed parking area. A Bio-swale running along the western property line is proposed to treat all of the stormwater generated from the pedestrian spine.

2 (i). How does the proposal impact natural features?

- The site lacks any natural features due to previous land uses, therefore the proposal does not impact natural features.

2 (j). Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

- There are no existing structures on site. The proposed building will be equipped with a NFPA Type 13 Fire Sprinkler system.

2 (k). Are there any unusual factors and/or characteristics present that may restrict or affect your proposal?

- We are proposing to vacate the existing Emergency Access Easement.

2 (l). Have you previously submitted an application?

- Two previous applications were submitted on this project. One in March of 2013 and one in November of 2015.

3 (a). Project site boundary and adjacent property uses

- The surrounding properties are within various zoning districts that include: Downtown District (D), Neighborhood Conservation, Buffer District (NCB), Low-Density Mixed-use Neighborhood District (LMN), Public Open Lands (POL) and Community Commercial – Poudre River District (CCR).
Currently there is a multi-family residential development located immediately south of this site and one across the street on the east side of Mason Street. The Downtown Transit Center is located on the south side of Maple Street as is the City of Fort Collins government offices. A variety of mixed commercial and retail establishments are located on the east side of College Avenue. Northeast of the property is the Fort Collins Museum of Discovery.

3 (b). Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)

- See the attached site plan.

3 (c). Existing and proposed landscaping (Will trees be removed?)

- There are no trees on the site.
- The landscape proposed for the block would comprise of two conditions:
 - Streetscape – The streetscape condition would comprise of street trees planted at regular intervals and plantings at the corners and other suitable locations. Planting beds would use native species that demand lower water use. The plantings would also need to be low, so not to restrict sight triangles but also create a safe environment for pedestrians with clear view lines.
 - Interior to Block: The Landscape design within the block will be focused on the easement located on the west side of the site. It will include foundation planting where possible, small plazas and adjoin usable space. The parking area will be screened and separated for the pedestrian easement/linkage with vegetation that potentially could also comprise of rain garden and bio-swale plantings for water quality. The linkage may also provide educational information regarding the Fort Collins Trolley System.

3 (d). Existing & proposed buildings (Will they remain? If they will change, how?)

- There are no existing structures on the property. See attached.
- The proposed building will consist of Multi-family residential in multiple floors. A potential ground level retail/live-work will be located along Mason St.
- Surface and tuck under parking will be provided for the residential units

3 (e). Existing natural features (Will these be impacted by the proposal?)

- There are no existing natural features.

3 (f). On & off-site improvements

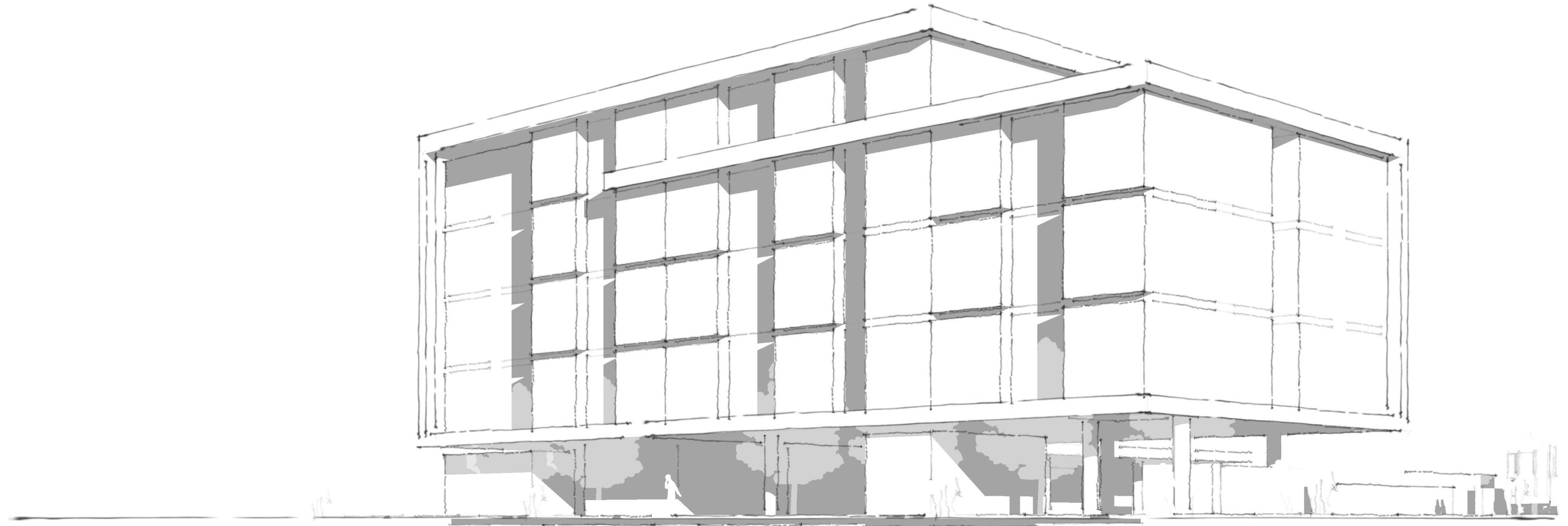
- See attached.

3 (g). Location of detention, drainage and water quality features

- See attached.

3 (h). Emergency vehicle access & fire hydrant location

- There are currently no existing fire hydrant on the site. Hydrants are proposed at the northwest and southeast corner of the site. Due to the limited access for fire protection, Fire truck staging areas will be located on the northwest corner (on Cherry Street) and the northeast corner (on Mason St.).
- See attached.

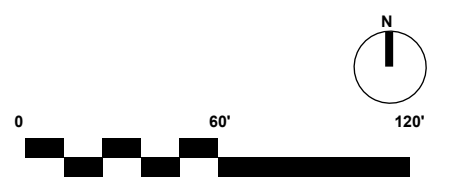
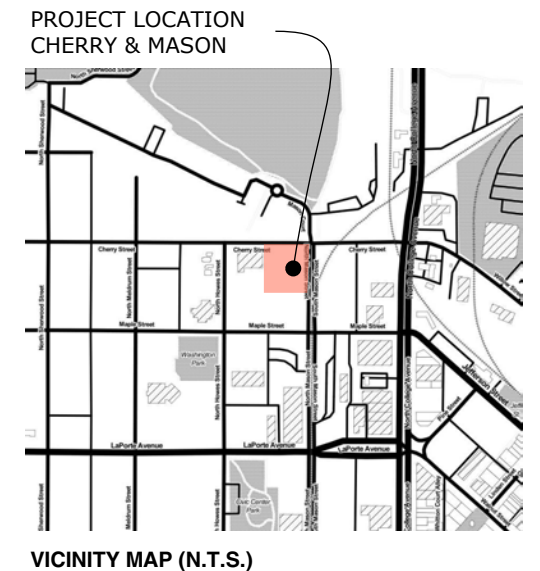
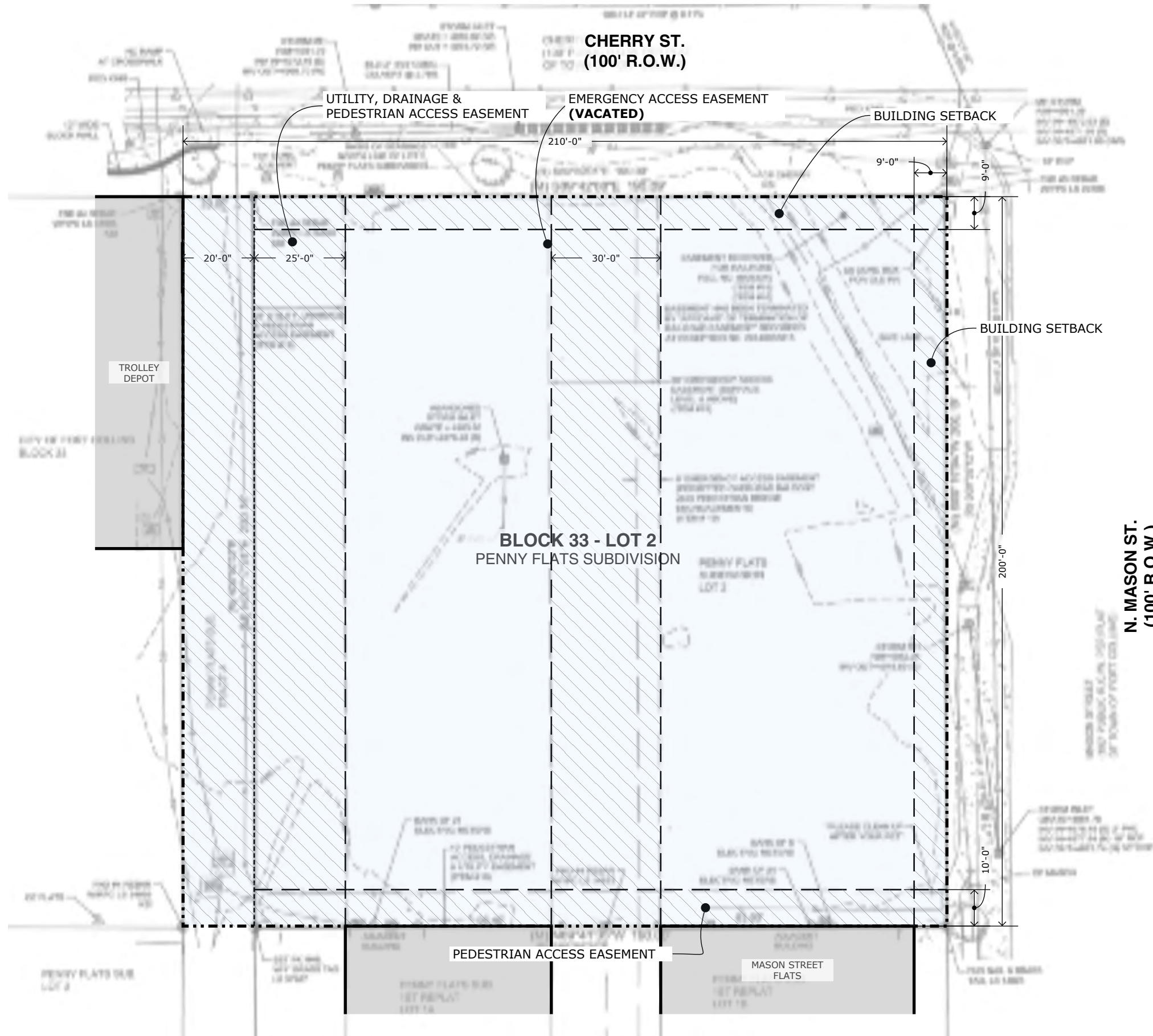


PENNY FLATS NORTH **FORT COLLINS, CO**

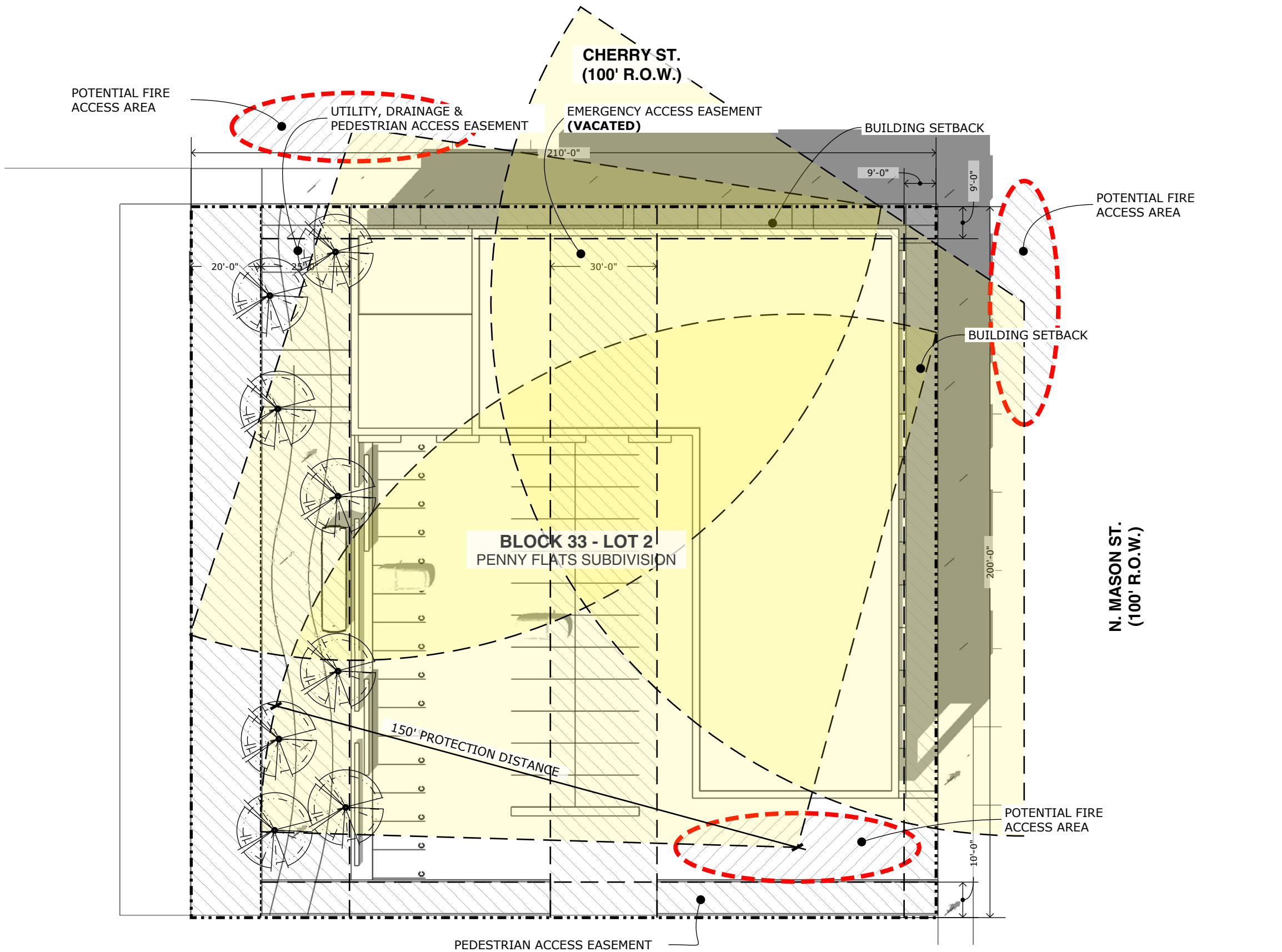
117040.PR • BRINKMAN PARTNERS • SITE YIELD STUDY • 04.03.2017



PLAT INFORMATION



SITE PLAN



SITE DATA

SITE AREA APPROX: 38,044 SF (0.873 AC)
 BUILDING HEIGHT 63' (MAX. 85')

NUMBER OF STORIES: 4 OR 5 (MAX. 6)

BUILDING DATA

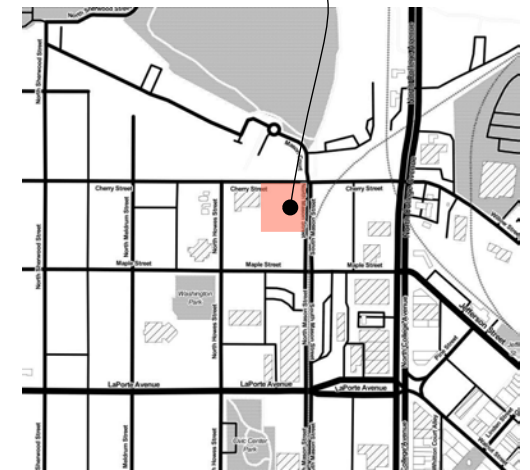
GROUND FLOOR	5,485 GSF
LEVELS 2 - 4	41,865 GSF
LEVEL 5	12,045 GSF
TOTAL AREA	59,215 GSF

OVERALL UNIT MIX

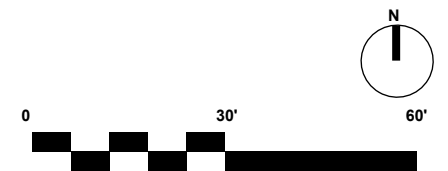
STUDIO (456 SF)	12 UNITS
1 BEDROOMS (600 SF)	35 UNITS
2 BEDROOMS (864 SF)	24 UNITS

NUMBER OF UNITS	71 UNITS
NUMBER OF BEDS	95 BEDS

PROJECT LOCATION
 CHERRY & MASON



VICINITY MAP (N.T.S.)



GROUND FLOOR PLAN

CHERRY ST.
(100' R.O.W.)



GROUND FLOOR PLAN

BUILDING DATA

GROUND FLOOR UNITS (LIVE/WORK)

1 BEDROOMS (600 SF)	3 UNITS
2 BEDROOMS (864 SF)	2 UNITS

RESIDENTIAL AMENITY 648 GSF

APPROX. AREA **5,485 GSF**

PARKING DATA

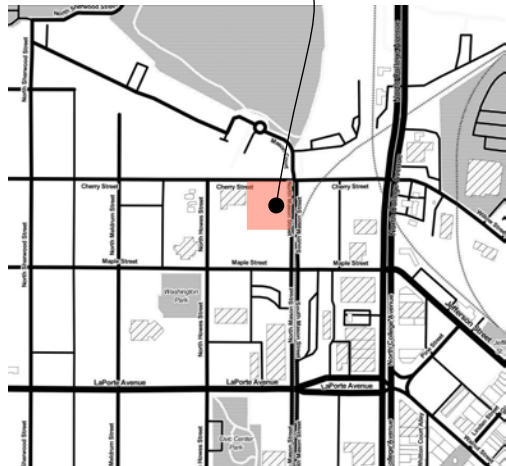
TOTAL NUMBER PARKING PROVIDED: 59 SPACES

CURRENT PARKING RATIOS

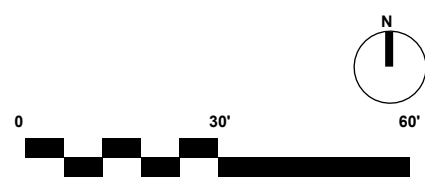
NUMBER OF UNITS	71 UNITS
NUMBER OF BEDS	95 BEDS

59 SPACES/71 UNITS **0.83 SPACES/UNIT**
 59 SPACES/95 BEDS **0.62 SPACES/BED**

PROJECT LOCATION
CHERRY & MASON



VICINITY MAP (N.T.S.)



N. MASON ST.
(100' R.O.W.)

LEVEL 2 - 4 FLOOR PLAN

CHERRY ST.
(100' R.O.W.)



TYPICAL FLOOR PLAN (FLOORS 2 - 4)

BUILDING DATA

TYPICAL FLOOR UNITS (LEVELS 2 - 4)

STUDIO	(456 SF)	3 UNITS
1 BEDROOMS	(600 SF)	8 UNITS
2 BEDROOMS	(864 SF)	6 UNITS

CIRCULATION: 2,605 GSF

APPROX. AREA **13,955 GSF**

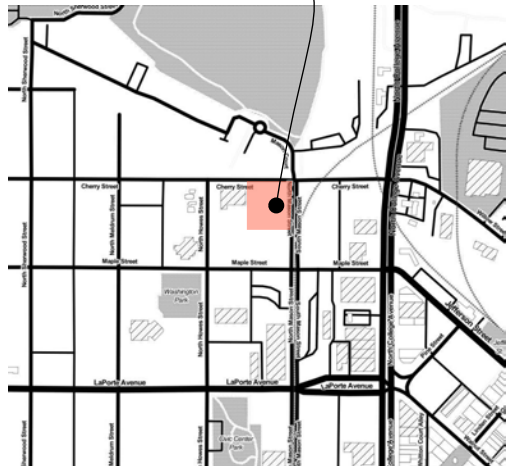
3 STORIES (ABOVE PODIUM)

STUDIO	9 UNITS
1 BEDROOMS	24 UNITS
2 BEDROOMS	18 UNITS

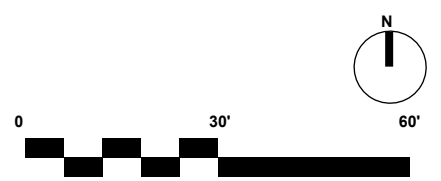
APPROX. AREA **41,865 GSF**

N. MASON ST.
(100' R.O.W.)

PROJECT LOCATION
CHERRY & MASON



VICINITY MAP (N.T.S.)



LEVEL 5 FLOOR PLAN

CHERRY ST.
(100' R.O.W.)



LEVEL 5 FLOOR PLAN

BUILDING DATA

LEVEL 5 UNITS (ABOVE PODIUM)

STUDIO (456 SF)	3 UNIT
1 BEDROOMS (600 SF)	8 UNITS
2 BEDROOMS (864 SF)	4 UNITS

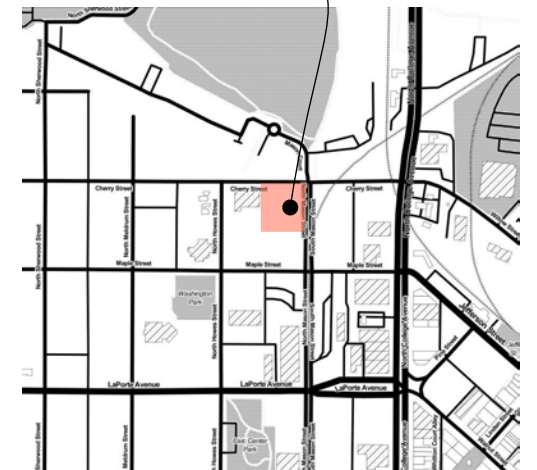
CIRCULATION: 2,425 GSF

APPROX. AREA **12,045 GSF**

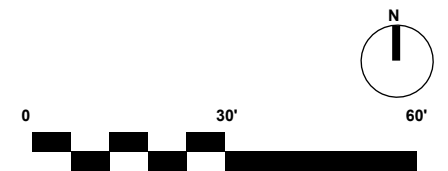
ROOFTOP PATIO 750 GSF

N. MASON ST.
(100' R.O.W.)

PROJECT LOCATION
CHERRY & MASON



VICINITY MAP (N.T.S.)

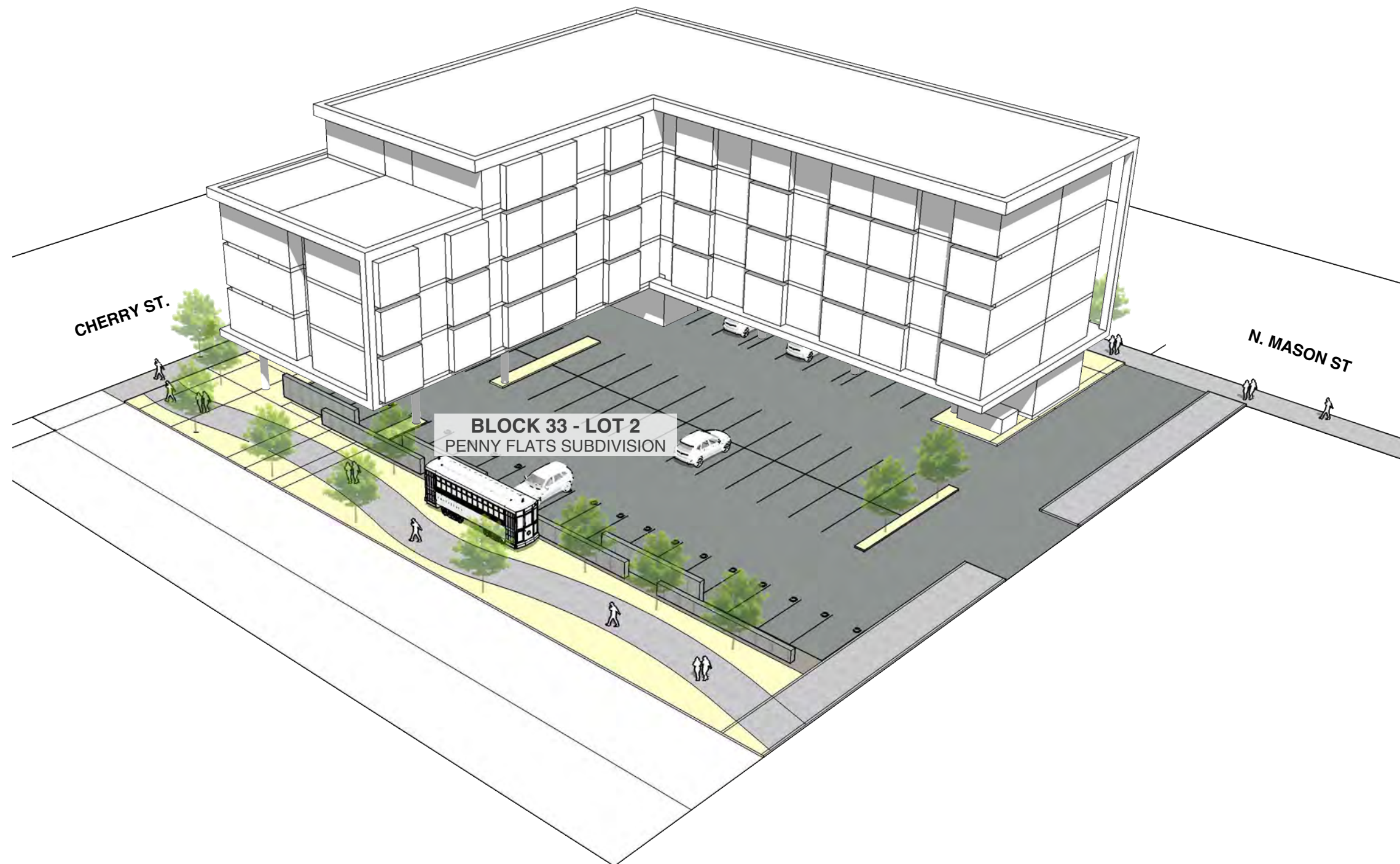


SITE AERIAL

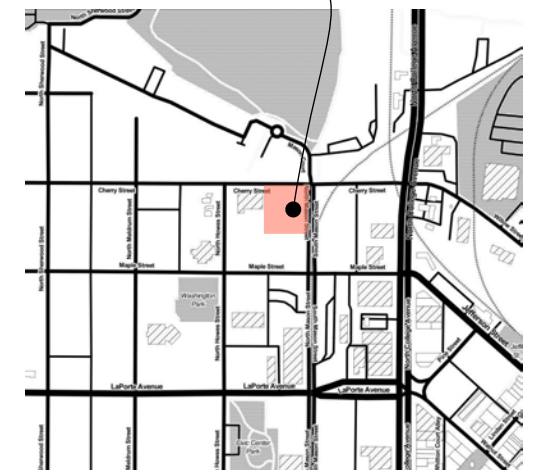
SITE DATA

SITE AREA APPROX: 38,044 SF (0.873 AC)
BUILDING HEIGHT 63' (MAX. 85')

NUMBER OF STORIES: 4 OR 5 (MAX. 6)



PROJECT LOCATION
CHERRY & MASON



VICINITY MAP (N.T.S.)

PERSPECTIVE VIEWS

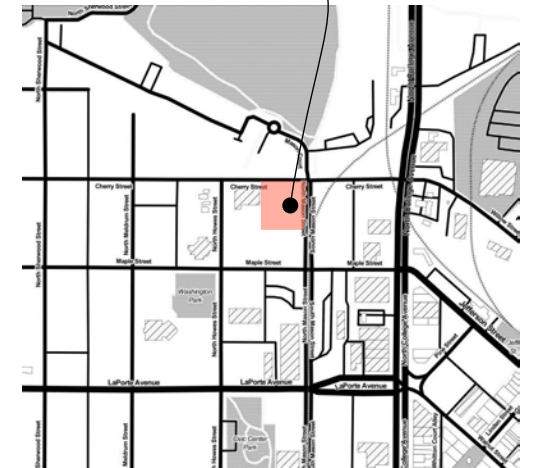


CONCEPT MASSING VIEW FROM **N. MASON ST.** (LOOKING NORTHWEST)

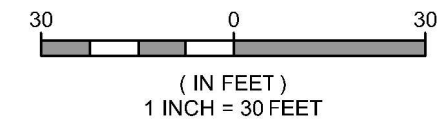
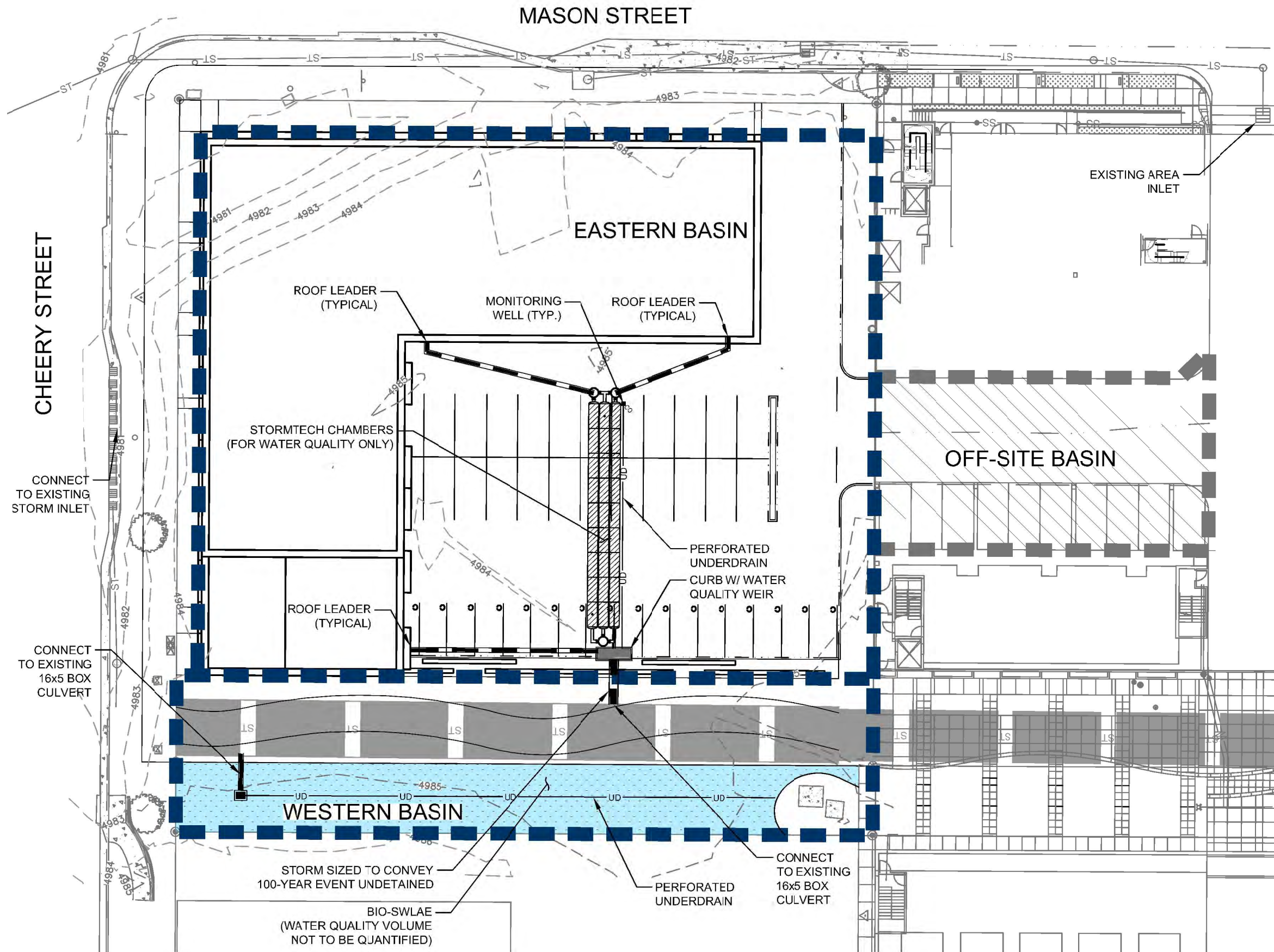


CONCEPT MASSING VIEW FROM **CHERRY ST.** (LOOKING SOUTHEAST)

PROJECT LOCATION
CHERRY & MASON



VICINITY MAP (N.T.S.)



PDR DRAINAGE SUMMARY

Western Basin

The western basin consists primarily of a pedestrian spine running south to north and is anticipated to drain via overland flow into a bio-swale running along the western property line. The bio-swale would be designed to treat the water quality event through use of mitigated soils and an underdrain, while conveying the 100-year event into an area inlet located at the northwest corner of the site. This runoff would drain undetained into the existing 16' x 5' box culvert running along the western boundary.

Eastern Basin

The eastern basin consists entirely of the proposed building and internal parking area. All runoff generated from the rooftop within a water quality event will be routed directly into StormTech Chambers within the parking area. All runoff generated from the rooftop for a storm event larger than the water quality event will overtop an internal water quality weir and release undetained into the existing 16' x 5' box culvert. All runoff generated from the parking area within a water quality event will be routed to a proposed curb inlet and into the StormTech Chambers within the parking area. All runoff generated from the parking lot for a storm event larger than the water quality event will overtop the weir within the inlet and release undetained into the existing 16' x 5' box culvert.

Off-Site Basin

The off-site basin currently drains directly onto the property. With a central connection within the parking area, there is an opportunity to treat the runoff generated from this basin during a water quality event. A curb inlet is proposed at a low point in the parking area to capture the water quality event up to the 100-year event. The water quality event could be treated through the StormTech Chambers located in the parking area. The 100-year event would overtop the water quality weir within the inlet and release undetained into the existing 16' x 5' box culvert.

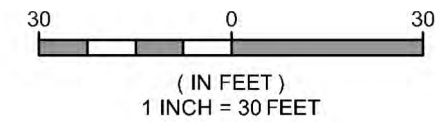
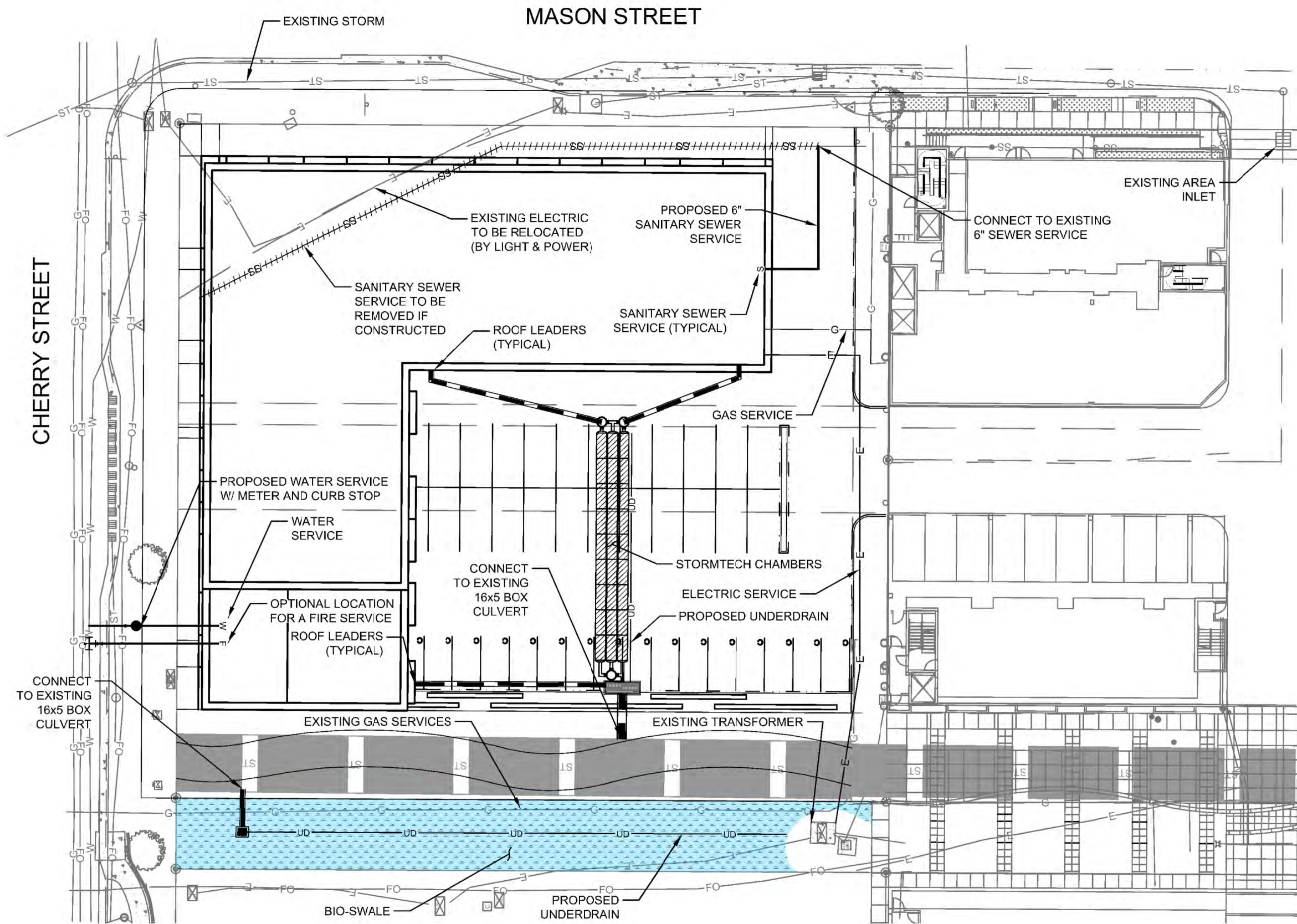
Project Intent

Through the previously approved Penny Flats Overall Project, a few assumptions have been made and are further described below:

- Detention is not Required.
- 100% Water Quality was provided through pay in lieu by the previous developer.

The proposed project intends to provide the following:

- Provide water quality to over 50% of the entire site.
- Provide an underground water quality for the internal parking area and roof runoff.
- Provide water quality to an upstream area running off untreated to the site.



PDR UTILITY SUMMARY

Water

The proposed water service is intended to connect to the existing water main within Cherry Street. The project only anticipates one domestic water service for the entire building. A fire service may also be required once the mechanical system is designed. It is not understood if this system will be tied directly into the master "campus" fire pump system for Penny Flats or if it would require to be a separate service for this additional building. An optional location has been shown on the exhibit if a separate fire service is required.

Sanitary Sewer

A private sanitary sewer line is proposed to connect to the private sewer system approved within Penny Flats. The limits of construction of this line are unknown at this time, but removal and relocation due to the orientation and location of the proposed building.

Gas Service

Gas service is anticipated to come from an existing line running along the north side of the existing buildings. Locations of meters are not determined at this point.

Electric Service

Electric service is anticipated to come from the existing transformer located at the southwest corner of the property. Locations of meters are not determined at this point.

Project Intent

- A single water service is anticipated to the building.
- A single sewer service is anticipated to the building.
- Gas is assumed to connect to the existing gas line located on-site.
- Electric is assumed to connect to the existing transformer located at the southwest corner of the site.